HEARTHSTONE BUILDER AWARD ENTRY FORMS:
www.builderonline.com/hearthstonenominations

INSIDE STORY
SWEET HOME ALABAMA
See page 23

Builder

hanley▲wood

THE MAGAZINE OF THE NATIONAL ASSOCIATION OF HOME BUILDERS

OCTOBER 2009

BUILDER'S CHOICE 2009

Urban infill sweeps design and planning awards with style *and* substance

WM. S. MARVIN HALL OF FAME
Honoring the Masters of Design

WWW.BUILDERONLINE.COM

TRUCK MONTH

BUILT Ford TOUGH

THERE'S NO BETTER TIME THAN RIGHT NOW TO VISIT YOUR LOCAL FORD DEALER TO TAKE ADVANTAGE OF SPECIAL DEALS ON FORD COMMERCIAL TRUCKS.

WELCOME TO THE TOP OF THE TOOL CHAIN.
F-SERIES SUPER DUTY®
Ford Commercial Trucks just might be the best tool for any tough job. With a wide range of vehicles to choose from, we've got you covered. And because Ford Work Solutions™ offers an in-dash computer, Ford F-Series Super Duty® lets you make your office truly mobile. There's no question Ford Commercial Trucks are at the Top of the Tool Chain.
commtruck.ford.com
BUILT Ford TOUGH
Go to http://builder.hotims.com for more info

Add Value, Increase Sales

Incorporate light control into every home you build.

What is light control?

In your stunning custom kitchen you wouldn't install a cooktop that only heats on high. You need a range of temperatures to prepare the perfect meal.

So why would you install light switches that only turn on "high" or off? If you have a range of light levels, you'll be able to showcase the kitchen beautifully.

Just like a medium-low flame allows you to simmer sauce at the perfect temperature, Lutron light control allows lights to be dimmed to the perfect level to suit any task or mood. At the touch of a button on a master control the space can be transformed for entertaining, meal preparation, homework or to showcase the custom kitchen.

Installing light controls not only provides flexibility in a room, but provides additional benefits—for you and the home buyer.

Standard Switches	Lutron Light Control
Lights are only full on or off.	Light levels can be adjusted from 0% to 100%, creating ambiance while saving money.

“Other builders in our area are still installing regular switches. Installing Lutron light controls differentiates us from the competition and helps us sell more homes.”

- Eugenio Albo Urias, Principal & Director, Grupo ALDE

Increase sales

Granite countertops, stainless steel appliances and upgraded trim have become the standards custom home buyers expect. Offer them the unexpected with Lutron light control and increase the value and profitability of your homes.

Stay on schedule

Time equals money when it comes to scheduling. With Lutron’s Clear Connect RF Technology™ there’s no need to change the way you currently wire your homes.

Enhance your reputation

Being a custom home builder requires attention to detail, craftsmanship, service and support while exceeding the expectations of your home buyer. Lutron’s history of providing quality products and unmatched service and support will complement the image you portray to your customers.

Ambiance and elegance

Every tile on the backsplash must be straight, no imperfections are allowed in the cabinetry and countertops are treated as artwork. Home buyers instantly realize the value of how the appropriate light levels effect these elements and create the perfect kitchen.

Convenience and safety

Your home buyers can have the ability to control their lights from their car, bedside, sofa or anywhere else in the home they desire. They can create safe

Maestro® dimmers and keypad shown in midnight with stainless steel faceplate

pathways into, through and around the home or set the mood for watching television, entertaining or any other activity.

Energy savings with total light and shade control

Dimming saves energy and extends the life of your halogen and incandescent bulbs. Lutron shading solutions reduce solar heat gain, which lowers cooling costs.

For more information, contact Lutron directly at 866.881.0727 or ask your electrical contractor or AV Installer about Lutron light control.

www.lutron.com/residential

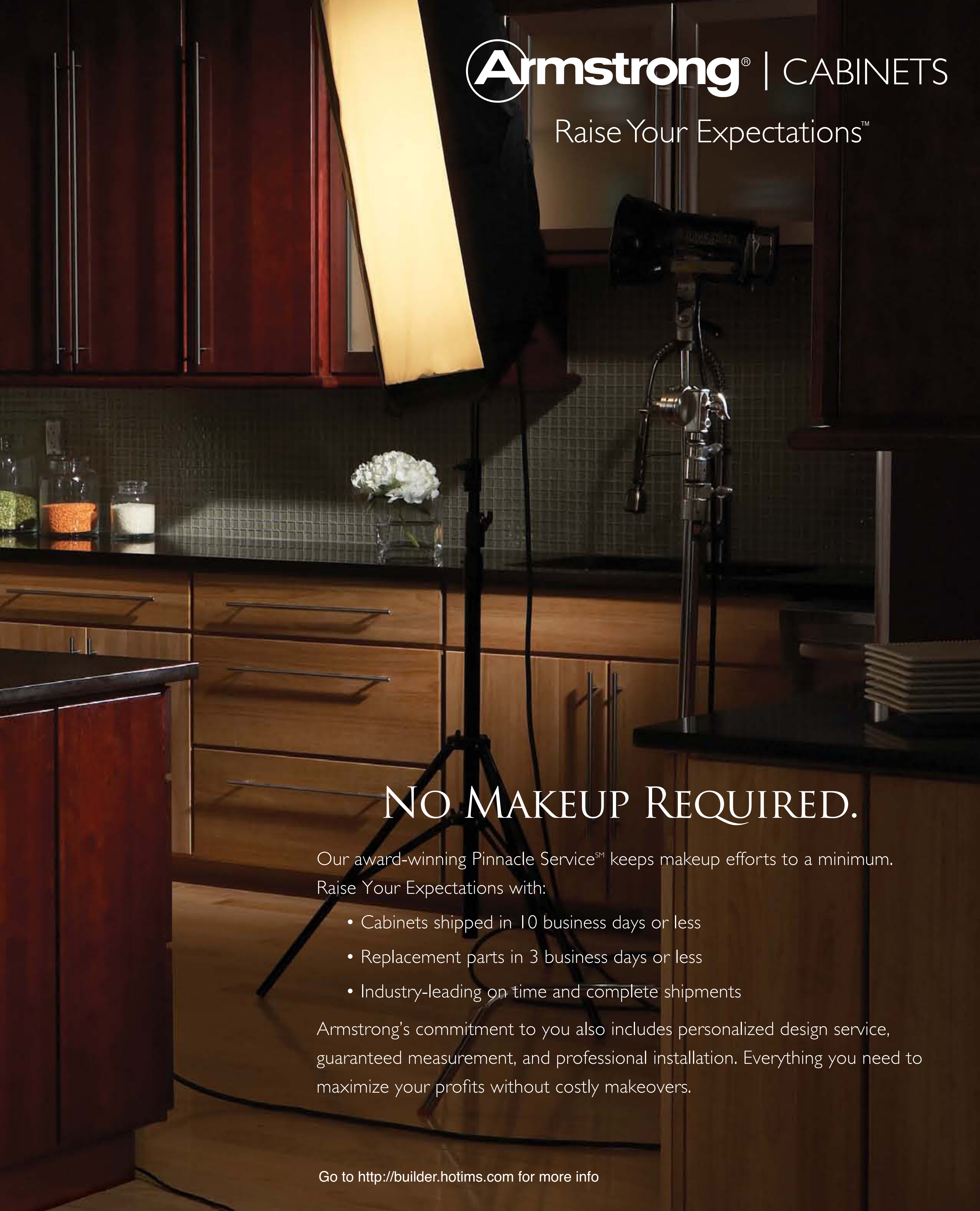
Go to http://builder.hotims.com for more info

LUTRON®

©2009 Lutron Electronics, Inc.

save energy with Lutron™

www.armstrong.com/builder
Trademarks owned by AWI Licensing Company.


Armstrong® | CABINETS
Raise Your Expectations™
No Makeup Required.
Our award-winning Pinnacle Service℠ keeps makeup efforts to a minimum. Raise Your Expectations with:
• Cabinets shipped in 10 business days or less
• Replacement parts in 3 business days or less
• Industry-leading on time and complete shipments
Armstrong's commitment to you also includes personalized design service, guaranteed measurement, and professional installation. Everything you need to maximize your profits without costly makeovers.
Go to http://builder.hotims.com for more info

home likes being prepared.
At Bank of America Home Loans, we can help transform your excited clients into fully informed borrowers. So the loan process can go more smoothly, and your clients can close on time.
• Clarity Commitment™ — a one-page loan summary written in plain language so your clients understand what they're getting.
• Home Loan Guide — a new interactive experience that helps prepare your clients by guiding them through affordability, loan options and process.
• Mortgage loan officers — experts in thousands of locations across the country who are ready to serve your clients whenever and wherever they need us.
Bank of America Home Loans
Bank of Opportunity®
See your local Bank of America mortgage loan officer,
call 1.800.344.9403 or visit bankofamerica.com/homeloans
The Clarity Commitment is provided as a convenience, does not serve as a substitute for a borrower's actual loan documents, and is not a commitment to lend. Borrowers should become fully informed by reviewing all of the loan and disclosure documentation provided.
Bank of America, N.A., Member FDIC. Equal Housing Lender. Credit and collateral are subject to approval. Terms and conditions apply. This is not a commitment to lend. Programs, rates, terms and conditions are subject to change without notice. © 2009 Bank of America Corporation. AR81425

Builder

VOLUME 32 ISSUE 10 OCTOBER 2009

FEATURES

Builder's Choice

The focus of the 2009 winners of BUILDER's annual design and planning competition was on small, green, efficient, and inventive residential design. McMansions may be fading into the sunset, but infill and adaptive re-use projects, small, custom homes, and cool remodels are proliferating. Sustainability issues are bringing about a renewed emphasis on regionalism, with many of the winning projects boasting local materials and craftsmanship. And luxury touches have not disappeared, they are simply more eco-conscious. 42

Hall of Fame: Something Special

As different as the work is of each of this year's inductees into the Wm. S. Marvin Hall of Fame for Design Excellence, it has much in common, as well. Whether it's Robert Hidey's groundbreaking production work, BAR Architects' panoply of great projects that range from affordable housing to wineries, or the elegantly detailed custom homes of Horizon Builders, that common thread stems from treating each and every project as a unique challenge. Together, the work of these three inductees represents the best in residential architecture. 96

Volume 32, number 10. BUILDER (ISSN 0744-1193; USPS 370-600) is published 12 times per year: monthly in Jan., Feb., March, April, May, June, July, Aug., Sept., Oct., Nov., and Dec. by Hanley Wood, LLC, One Thomas Circle, N.W., Suite 600, Washington, D.C. 20005, for the National Association of Home Builders and printed in the USA. Copyright 2009 by Hanley Wood. Opinions expressed are those of the authors or persons quoted and not necessarily those of the NAHB. Reproduction in whole or in part prohibited without written authorization. Single-copy price: $8.00 (except House Plans issues, which are $12.95). Periodicals postage paid at Washington, D.C., and at additional mailing offices. Postmaster: Send address changes to BUILDER, P.O. Box 3494, Northbrook, IL 60065-9831. Member: Business Publications Audit, American Business Media.

DEPARTMENTS

Editor's Notes 15

Bmail 17

Missing Links 18

Inside Story Ambitious new development arises in Alabama; house plans from Schumacher focus on design first, features second; startup distribution company to concentrate on green building materials and services 23

Top Shelf The latest and greatest products.......................... 29

Tech Tools Innovations for the modern builder 32

National Beat News from the NAHB 35

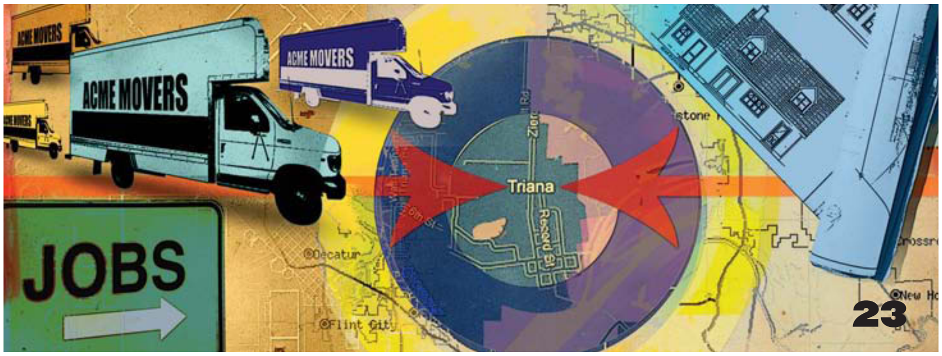
Crowe's Economy A look at economic conditions from the NAHB's chief economist 39

Ad Index 127

Last Word Q&A with a newsmaker on the story of the moment........ 128

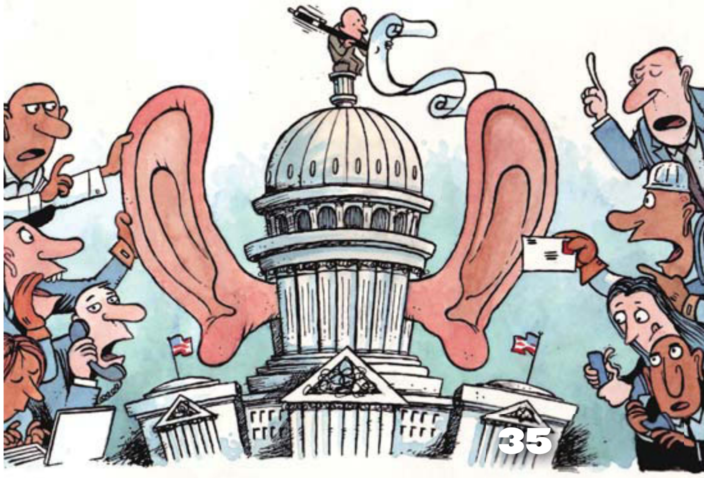
ON THE COVER: THIS FOUR-STORY CONDO AT 1615 N. WOLCOTT STREET IN CHICAGO IS PART OF THE FINAL PHASE IN A REVITALIZATION PROJECT CALLED URBAN SANDBOX. THE ELEGANT MIXED-USE BUILDING WAS NAMED PROJECT OF THE YEAR IN THIS YEAR'S BUILDER'S CHOICE AWARDS.

COVER PHOTO: MARTIN PETERS PHOTOGRAPHY



23

29



35

WHAT'S NEW ON: WWW.BUILDERONLINE.COM

Builder Online

Well Done!

Even in these difficult times, there are some bright spots appearing around the country. Among them are this year's winners of the Builder's Choice Design and Planning Awards. While there were few production homes among the entries, affordable housing, adaptive re-use, small, custom homes, green, sustainable homes, and urban infill projects more than filled the breach. Don't miss Builder Online's exclusive slideshows of additional project photos, floor plans, site plans, and section diagrams of the best designed projects of 2009. You can also check out video commentary by the judges on the winning projects. www.builderonline.com/design/builders-choice.aspx

Builder TV

Boyce Thompson, editorial director of Builder, hosts the first two installments of a five-part series chronicling the accomplishments of 30 of the most innovative entrepreneurs in the home building industry. www.builderonline.com/buildertv/

Hall of Fame

In this month's issue of Builder we honor the three new inductees into Builder's Wm. S. Marvin Hall of Fame for Design Excellence. You can read about all of the members of the Hall of Fame at: www.builderonline.com/design/hall-of-fame.

COMMENTS, SUGGESTIONS, AND NEWS FOR BUILDER ONLINE?

E-MAIL DENISE DERSIN AT: **ddersin@hanleywood.com**

UPlink // FOR MORE EXCLUSIVE ONLINE CONTENT AND ADDITIONAL STORIES RELATED TO THIS ISSUE'S ARTICLES, VISIT WWW.BUILDERONLINE.COM.

Learn more at stayonyourfeet.com/builder
GRANITE MILL MANAGER.
WALK-A-THON VOLUNTEER.
YOUTH FOOTBALL COACH.
WEEKEND HIKER.
The Timberland PRO® Endurance work boot with Anti-fatigue technology and PowerFit™ comfort system.
Because your day keeps going when the boots come off.
MEASURE UP™
Timberland®
PRO®
PRO SERIES
Timberland, Timberland PRO, the PRO logo, Measure Up and PowerFit are trademarks of The Timberland Company. ©2008 The Timberland Company. All rights reserved. PRO37631
Go to http://builder.hotims.com for more info

Go to http://builder.hotims.com for more info

Go to http://builder.hotims.com for more info

Builder®

hanley▲wood

THE MAGAZINE OF THE NATIONAL ASSOCIATION OF HOME BUILDERS

BOYCE THOMPSON | Editorial Director • 202-736-3455
DENISE DERSIN | Editor in Chief • 202-736-3341
ERIN MAYES | Art Director • emayes@hanleywood.com
DEBORAH LEOPOLD | Managing Editor • 202-736-3380
TERESA BURNEY | Senior Editor • 352-735-0287
JOHN CAULFIELD | Senior Editor • 732-257-6319
NIGEL F. MAYNARD | Senior Editor • 202-736-3438
ALISON RICE | Senior Editor • 571-312-7433
JENNY SULLIVAN | Senior Editor • 202-736-3483
MELISSA GOLDWEITZ | Senior Graphic Designer • 202-729-3561
KYLE GUSTAFSON | Senior Web Editor • 202-729-3568
CONTRIBUTING EDITORS | David Crowe | William Devereaux | Rich Binsacca | Scott Sedam | Ted Cushman | Ivy Zelman

CATHY UNDERWOOD | Director of Production & Production Technologies
MARGARET COULTER | Lead Production Manager
LAUREN DOBOS | Ad Traffic Manager
TREY GOSSAGE | Assistant Production Manager
FRED WEISSKOPF | Prepress Manager
BETTY KERWIN | Prepress Coordinator

CHRISTINA LUSTAN | Circulation Director
JEFF STOCKMAN | Circulation Manager
ANN RUSSELL | Reader Services Manager

HOLLY MILLER | Marketing Director
KIM GROVER | Marketing Manager
KELLY GRIFFITH | Senior Director/Creative Services
STACEY CHATTMAN | Director/Conferences & Seminars

WARREN P. NESBITT | Executive Director/Residential New Construction • 202-736-3328
JEFFREY CALORE | Publisher • 202-380-3766
ALEC DANN | General Manager Online/Residential New Construction • 202-729-3576

HANLEY WOOD BUSINESS MEDIA

PETER M. GOLDSTONE | President/Hanley Wood • 202-736-3304
ANDY REID | President/Market Intelligence/e-Media
RICK MCCONNELL | President/Exhibitions
RON KRAFT | Director/Finance
NICK CAVNAR | Vice President/Circulation and Database Development
NICK ELSENER | Vice President/Production
ANDREAS SCHMIDT | Executive Director/e-Media

PUBLISHED BY HANLEY WOOD, LLC

FRANK ANTON | Chief Executive Officer
MATTHEW FLYNN | Chief Financial Officer
PAUL TOURBAF | Senior Vice President/Corporate Sales
JOE CARROLL | Vice President/Corporate Development
BRAD LOUGH | Vice President/Finance
MIKE BENDER | Vice President/General Counsel

EDITORIAL AND ADVERTISING OFFICES:
One Thomas Circle, N.W., Suite 600, Washington, DC 20005
Phone: 202-452-0800; Fax: 202-785-1974
SUBSCRIPTION INQUIRIES AND BACK ISSUE ORDERS:
888-269-8410 or e-mail: builder@omeda.com
NAHB members please call 800-368-5242 x8546
CIRCULATION CUSTOMER SERVICE: www.omeda.com/custsrv/bldr
PRIVACY OF MAILING LIST: Sometimes we share our subscriber mailing list with reputable companies we think you'll find interesting. However, if you do not wish to be included, please call us at 888-269-8410.
Canada Publications #40612608. Canadian return address: BleuChip International, P.O. Box 25542, London, ON N6C 6B2
POSTMASTER: Send address changes to Builder, P.O. Box 3494, Northbrook, IL 60065-9831

Builder will occasionally write about companies in which its parent organization, Hanley Wood, LLC, has an investment interest. When it does, the magazine will fully disclose that relationship.

Volume 32, number 10. Builder (ISSN 0744-1193; USPS 370-600) is published 12 times per year: monthly in Jan., Feb., March, April, May, June, July, Aug., Sept., Oct., Nov., and Dec. by Hanley Wood, LLC, One Thomas Circle, N.W., Suite 600, Washington, DC 20005, for the National Association of Home Builders and printed in the USA.

Copyright 2009 by Hanley Wood, LLC.
Opinions expressed are those of the authors or persons quoted and not necessarily those of the NAHB.
Reproduction in whole or in part prohibited without written authorization.
Single-copy price: $8 (except House Plans issues, which are $12.95). NAHB members receive one subscription at a rate of $15 per year taken from membership dues and nondeductible therefrom. Additional subscriptions may be purchased at the rate of $29.95 per year. Allow 6 to 8 weeks for delivery of first issue. Member: Business Publications Audit, American Business Media.

ASBPE American Society of Business Publication Editors 2007 Magazine of the Year circulation 80,000 or more

ASBPE American Society of Business Publication Editors 2007 National EDITORIAL Gold circulation 80,000 and over

BPA

Budget Blinds® PRO™

National Solutions.

Local Services.

Eco friendly & energy efficent

BUILDING SALES

one window covering at a time

As a builder, you understand that an eye-catching front entrance not only enhances a home's curb appeal, it can also dramatically increase the value of a home. You've installed the doors and windows to create the impact, now all you need is Budget Blinds® Pro™. Budget Blinds Pro offers simple window covering solutions with our nationally standardized Turnkey Packages. Whether you choose to include blinds as standard or offer select packages as upgrade options, our local teams will work with you to make it simple. Contact us today for details on how we can help you sell more homes. Want eco-friendly or energy efficient products? Our trained specialist can recommend beautiful options that will save energy and money. Want your clients to choose? Ask us about our Post Close Referral Program.

Ask about our Referral Program

You've built the home, now all you need is Budget Blinds® Pro™ to add to your bottom line.

> Local Sales, Service and Installation
> Single Point of Contact – National and Local
> Sales Associate Training and Local Support
> Model Home/Design Center Marketing Program
> National Account Build Rewards Program
> 5-Year No Questions Asked Warranty*

VISIT US ONLINE AT:

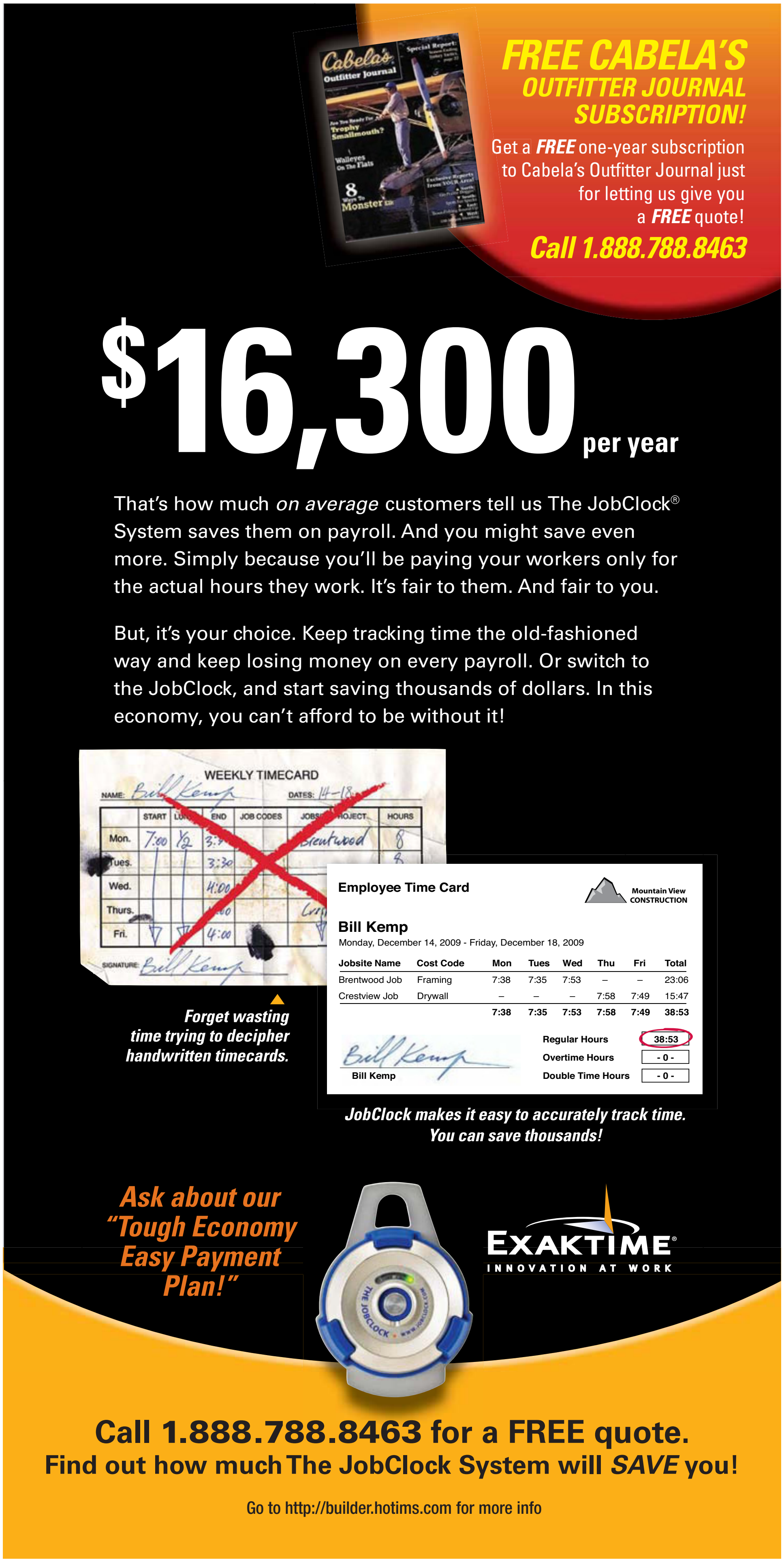
www.BudgetBlindsPro.com

Go to http://builder.hotims.com for more info

For partnership opportunities contact Debra D'Adamo Vice President of National Accounts
1-866-258-5369 | Builderinfo@budgetblinds.com

**See the guarantee for complete details*

© 2009 Budget Blinds, Inc.



Builder®

THE MAGAZINE OF THE NATIONAL ASSOCIATION OF HOME BUILDERS

hanley▲wood

SUBSCRIPTION INQUIRIES AND BACK ISSUE ORDERS:
Call 888-269-8410 or e-mail: builder@omeda.com
NAHB members please call 800-368-5242 x8546
FOR LIST RENTALS: 203-778-8700
TO ORDER REPRINTS: YGS Group 717-399-1900
FOR A MEDIA KIT: Janet Allen jallen@hanleywood.com

ADVERTISING SALES OFFICES

JEFFREY CALORE | Publisher
Phone: 202-380-3766 Fax: 202-785-1974
E-mail: jcalore@hanleywood.com

ALEC DANN | General Manager Online/Residential New Construction
Phone: 202-729-3576 Fax: 202-785-1974
E-mail: adann@hanleywood.com

JOANNA MOTT | Group Publishing Support Manager
Phone: 773-824-2459 Fax: 202-785-1974
E-mail: jmott@hanleywood.com

CHICAGO
TIM AHLERING, MARK CULLUM, PATTY MORIN
8725 W. Higgins Rd., Suite 600
Chicago, IL 60631
Phone: 773-824-2400 Fax: 773-824-2401

NEW YORK
PAUL PETTERSEN
65 Walnut Ave.
Rockville Centre, NY 11570
Phone: 516-536-9154 Fax: 202-785-1974

ATLANTA
CLARE STEFAN
2090 Dunwoody Club Dr., Suite 106-263
Atlanta, GA 30350
Phone: 770-399-9062 Fax: 770-399-9073

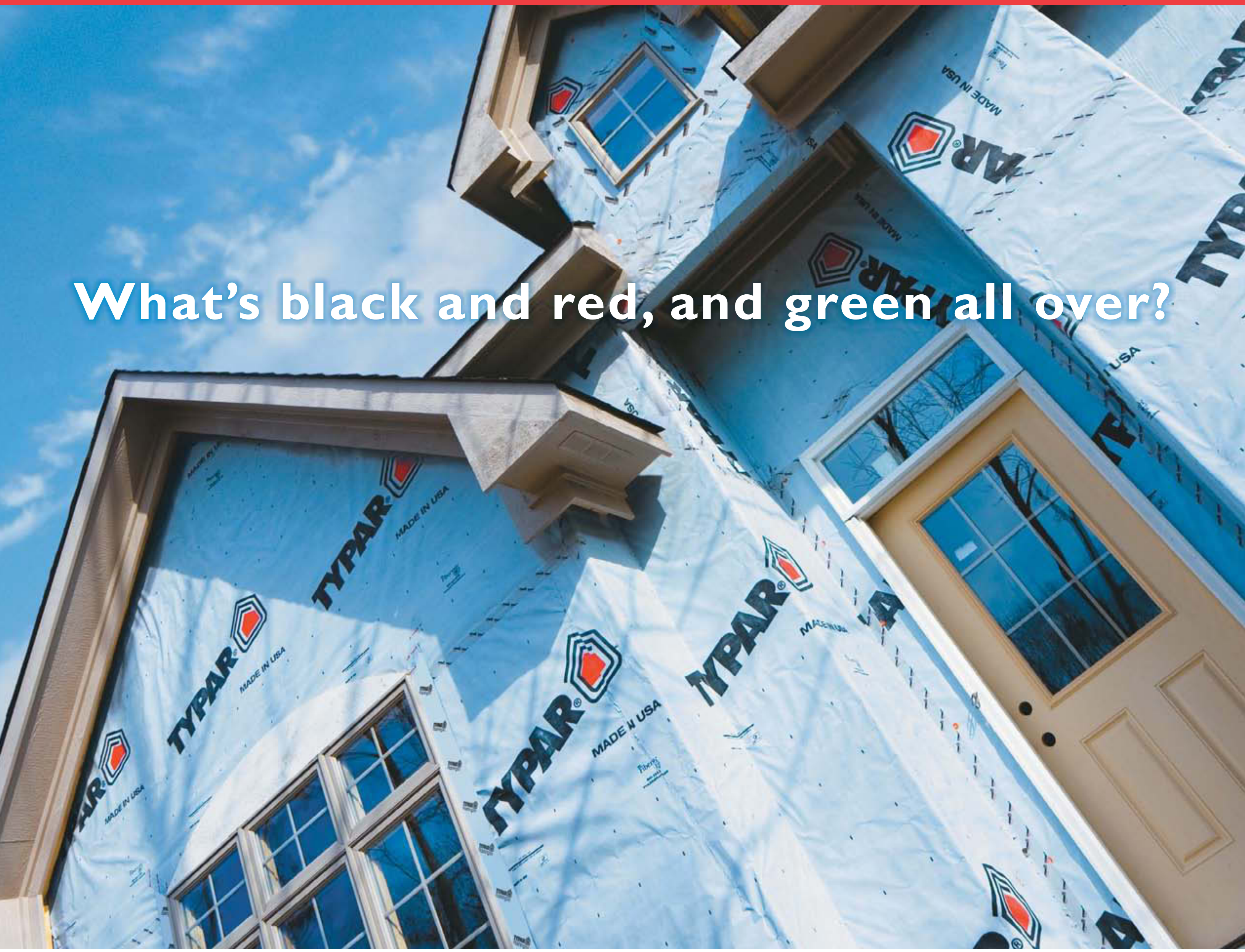
DALLAS
PATTY MORIN
8725 W. Higgins Rd., Suite 600
Chicago, IL 60631
Phone: 773-824-2427 Fax: 773-824-2540

CALIFORNIA
CAROL WEINMAN
395 Del Monte Center, Suite 317
Monterey, CA 93945
Phone: 831-373-6125 Fax: 831-373-6069

CANADA
D. JOHN MAGNER
York Media Services
500 Queens Quay West, Suite 101W
Toronto, Ontario, Canada M5V 3K8
Phone: 416-598-0101 Fax: 416-598-9191

ONLINE
EDWIN KRAFT
e-Media Sales Manager
5908 Northern Ct.
Elkridge, MD 21075
Phone: 443-445-3488 Fax: 202-785-1974
E-mail: ekraft@hanleywood.com

WASHINGTON, D.C.
JANET ALLEN | Executive Director/Account Management
STACY OKORO | Operations Coordinator
BRIAN SHERRY | Account Manager (West)
HALLEY DAVIS | Account Manager (South)
KEN WILSON | Account Manager (North)
Inside Sales Account Executives
One Thomas Circle, N.W., Suite 600
Washington, DC 20005
Phone: 202-452-0800 Fax: 202-785-1974



The Typar® Weather Protection System. While not visible to the naked eye, there's actually a lot of green here — as in energy efficiency and improved indoor air quality. At the heart of the system is Typar HouseWrap, which reduces the risk of air and moisture infiltration, which can waste energy and lead to mold. Typar is also environmentally sustainable with its 23% recycled content. Seeing green yet?

TYPAR®
Weather Protection System
A Fiberweb Brand

Go to http://builder.hotims.com for more info

Building Wraps • Flashings • Construction Tape • Roof Wrap • Landscape Products • Geotextiles

© 2009 Fiberweb, Inc. Typar® is a registered trademark of Fiberweb, Inc.

99% on-time delivery : : 7 manufacturing plants : : **45 years of proven performance**

The Tapco Group® :: Innovation Born from Original Thinking™

We innovate for a living. That's why The Tapco Group has the most comprehensive line of authentic looking exterior products designed to perform to the highest standards for contractors. With over 45 years of manufacturing experience contractors can trust Tapco Group products to install easier, perform better and deliver the widest array of color and design options in the industry. We innovate for a living and manufacture products that will work hard for years to come. Innovate today.

The Tapco GROUP®

Innovative Exterior Products™

www.theTapcoGroup.com

ROOFING :: SIDING :: SHUTTERS :: SIDING COMPONENTS :: TOOL SYSTEMS :: EGRESS SYSTEMS :: TRIM :: STONE VENEER

Go to http://builder.hotims.com for more info

© 2009 Headwaters

The Art of Infill

Urban design wins big in this year's Builder's Choice competition.

MOLLIE NELSON BREATHES A SIGH OF RELIEF AS SHE CLOSES the door to the last home to sell in the 32-unit Sutter Brownstones project in downtown Sacramento, Calif. When the home officially closes later in the day, it will mark the end of a two-and-a-half year odyssey. "That will be the last tour I ever give [for Sutter]," says the director of sales and marketing for LoftWorks.

Though this landmark project is a source of immense pride, it was also a monumental undertaking. That's true of a disproportionate number of this year's Builder's Choice winners, which showcase innovative urban design solutions.

The Sutter Brownstones only came about after 32 homes were torn down to make way for a hospital. The condition was that the housing had to be replaced, but there was a mere .73 of an acre left over. Neighborhood groups raised the degree of difficulty by insisting that the new units be fee-simple, detached, and have a covered parking space for each.

The architects at LPAS designed a remarkable solution. They sited four parallel buildings around two pedestrian paseos and placed 12 perpendicular units in front of them that face the street. To create room for parking, they lifted the buildings 4 feet. "It separated the paseos from the street, creating more privacy," says Carl Lubawy of LPAS.

Despite launching sales at the height of the housing recession in mid-2008, the project proved so popular that LoftWorks managed to raise prices twice and sell out within a year and a half. Today, with bamboo growing in, and front stoop plantings in full bloom, the units live marvelously. Sacramento's city manager bought one. The principal of a major architectural firm purchased another.

URBAN UNDERTAKINGS

Each urban project featured in this issue has a special backstory. Consider the challenge faced by the developers of Boston's Waterworks project who wanted to turn old utility buildings into housing. The city wouldn't allow them to punch any holes in the historic façades for windows. So they built a new structure behind the original exterior wall, creating an interior courtyard.

Retrofitting historic urban buildings requires special skills, to say the least. Developers restoring 141 Fifth Avenue in New York first had to recreate the building's elaborate exterior details in fiberglass and cast-in-place molded stone. Then they had to find a way to update the interiors with modern conveniences and replace the building systems with energy-efficient ones.

KATHERINE LAMBERT

On the best projects, site constraints seem to propel builders and architects to higher levels. We feature one Chicago home that responds to a narrow-lot condition with magnificent 14-foot-wide windows that create views straight through the house and wash the home with light.

IN THE NEIGHBORHOOD

To gain approvals, infill projects must take their design cues from the surrounding neighborhood. That's never easy when the new building needs to achieve some density because of high land costs and the nearby buildings are one- and two-story homes.

Our judges gave project-of-the-year honors this year to a four-story condo building at 1615 N. Wolcott Street in Chicago that achieves this balance. It fits into the neighborhood with its muscular massing. But it also stands out. The otherwise simple structure is adorned with a lattice system that allows residents to enjoy floor-to-ceiling windows without feeling exposed.

For Sutter Brownstones, with its traditional materials used in a contemporary fashion, the crowning achievement may have been when the project was featured on a local preservation society walking tour. "It was the only time they included new construction," says Nelson. "We were pretty proud of that."

BOYCE THOMPSON
Editorial Director
e-mail: bthompson@hanleywood.com

To build this collection, we went to the best suggestion box of all. Your job site.

The New Marvin Ultimate Casement Window

Meet the Ultimate Casement Collection, a revolutionary new line that combines the craftsmanship and innovation you've come to expect from Marvin. Inspired by your suggestions, we developed larger sizes and matched them with the industry's most innovative hardware for unrivaled performance. All that combined with easy installation and a wash mode that allows homeowners to clean their windows from inside makes this new collection truly ultimate.

Visit marvincasement.com or call 1-800-241-9450 for a free Ultimate Casement Collection brochure.

MARVIN®
Windows and Doors
Built around you.®

Go to http://builder.hotims.com for more info

Hot Debate

We recently published a story on Builder Online, "Product Pros and Cons: Tankless Water Heaters vs. Conventional Storage Tanks," (www.builderonline.com/energy-efficiency/tankless-water-heaters-versus-conventional-storage-tanks.aspx). Many readers responded with their thoughts on the subject.

There are some real disadvantages to tankless water heaters not mentioned. There has to be a sufficient flow rate through the heater for it to work. If you want a slow stream of hot water, it may not turn on. Though the ads say limitless hot water, that may be true for one shower. If two people want to take a shower or if a dishwasher is calling for water, the instantaneous heater probably won't keep up. It certainly won't fill a large Jacuzzi.

ROBERT JORDAN

It seems that solar water heat has not entered into the discussion. All homes should have solar water heat first and gas backup, either a tank or tankless. After looking at the install cost of tankless, I opted for a 75 gallon tank. Family of four with two teens with a summer gas bill of $28 per month with an old washer, etc. We find the 75 gallon tank serves us all well compared to the previous 52 gallon tank but we tend to take longer showers. We can still take four showers in the morning without running out of hot water. A concern was power loss meaning no hot water with tankless. Venting was a cost and unit placement a consideration, too. We had originally planned to go tankless but the cons and cost pushed us to a tank.

POSTED BY: ANONYMOUS

A few more issues: Tankless systems require electrical power even for gas units—during power outages there is no hot water. Most conventional gas systems don't require electricity. Adding a recirculation pump to eliminate the water waste is complex and in some cases voids the warranty on the tankless system. There is little/no evidence that the TCO/lifecycle cost is any different. Tank versus tankless is really about trading low heat transfer rate (high thermal efficiency) with high storage loss against high transfer rate (low efficiency) with no storage losses. In the case of electricity the large peak demand is a serious challenge requiring much larger wire size and often longer runs and multiple units. Additionally, time of day metering and peak demand metering may well offset any efficiency gains (tank systems can heat in off-peak and be consumed anytime). One final note is that there is no ability for tankless systems to benefit from combination with solar thermal systems (pre-heating of source water is specifically prohibited for most units).

POSTED BY: ANONYMOUS

For maximum efficiency in either system, there needs to be some behavior modification. In the past, one may have turned on the hot faucet to rinse hands or a coffee cup. Use cold only. The second, more substantial savings can come from a thermostat setting. It makes absolutely NO sense to set any water heater to 120 degrees (or higher). Showers are almost always about 105. Set your tankless to that temperature, and stop using 199,000 BTU to heat water 15 degrees hotter than it needs to be! It is exactly like driving with the parking brake on. We have all done it—and we all recall how dumb we felt when we discovered it. Dish and clothes washers work quite well with the cooler water. The gas bill will drop substantially. Our two-person household has a 25-year-old 125,000 BTU ELM Aquastar (now Bosch), and a gas range and oven. We take 10 to 15 showers a week, using 106 degree water, turning on only the hot faucet. Our summer gas bill is about $40 a month. Can anyone beat that?

POSTED BY: BILL IN PDX

Callback

We published an incorrect Web address for Scientific Certification Systems in our September issue ("Kleer Choice," page 35). The correct address is www.SCScertified.com. We apologize for the error.

DO YOU HAVE A COMMENT OR QUESTION?

E-MAIL DENISE DERSIN AT:
ddersin@hanleywood.com

The New Ultimate Casement Collection

The difference is C.L.E.A.R.

COUNTLESS DESIGN OPTIONS
- 9 casing profiles
- 19 clad colors
- 5 simulated divided lite size choices
- Tall bottom rail option

LARGE SIZES-
ULTIMATE PERFORMANCE
- Meets commercial DP50
- Operating sizes up to 40" x 92"

EASE OF INSTALLATION
- Removable jamb covers
- Pre-drilled jamb holes

ANY APPLICATION
- 4 9/16" full frame or 2 3/16" narrow jamb
- New construction, remodel, replacement

REVOLUTIONARY WASH MODE
- Window rotates 140°, allowing exterior to face in for cleaning

Visit marvincasement.com for a free brochure.

MARVIN® Windows and Doors
Built around you.®

©2009 Marvin Windows and Doors. All rights reserved.
®Registered trademark of Marvin Windows and Doors.

MISSING LINKS

FEEL FREE TO CONTACT US

Builder®

One Thomas Circle, N.W., Suite 600
Washington, D.C. 20005
Phone: 202-452-0800
Fax: 202-785-1974
URL: www.builderonline.com

To Submit:

- **Letter to the editor:**
  BOYCE THOMPSON, editorial director
  bthompson@hanleywood.com

  DENISE DERSIN, editor in chief
  ddersin@hanleywood.com

- **Best-selling community news:**
  JENNY SULLIVAN
  jsullivan@hanleywood.com

- **Business news:**
  JOHN CAULFIELD
  jcaulfield@hanleywood.com

- **Conference & event announcements:**
  DEBORAH LEOPOLD
  dleopold@hanleywood.com

- **Construction news:**
  DENISE DERSIN
  ddersin@hanleywood.com

- **Green building and product news:**
  DENISE DERSIN
  ddersin@hanleywood.com

- **New product news:**
  NIGEL F. MAYNARD
  nmaynard@hanleywood.com

- **New projects news:**
  JENNY SULLIVAN
  jsullivan@hanleywood.com

- **News and information for the website:**
  DENISE DERSIN
  ddersin@hanleywood.com

For a copy of the editorial calendar:
DEBORAH LEOPOLD
dleopold@hanleywood.com

For a media kit:
JANET ALLEN
jallen@hanleywood.com

For copyright permission or for reprints of articles:
YGS GROUP 717-399-1900

For information about house plans:
DAVID ROOK 202-736-3421

For subscription information:
888-269-8410

The holding power of screws allows Quik Drive® auto-feed screw driving systems to close the gaps between subfloors and joists much better than nailing. So you can avoid costly callbacks when those spaces cause floors to squeak. Quik Drive tools feature quick-loading screw strips, precise countersink adjustment and a patented auto-advance mechanism. Now you can improve the quality and durability of your work while reducing time spent on the job—keeping those gaps closed permanently.

For information, visit **www.strongtie.com** or call (800) 999-5099.

Go to http://builder.hotims.com for more info

SIMPSON Strong-Tie®

First, Guard the Walls

A Healthy Home Must Start With Healthy Wall-Cavities.

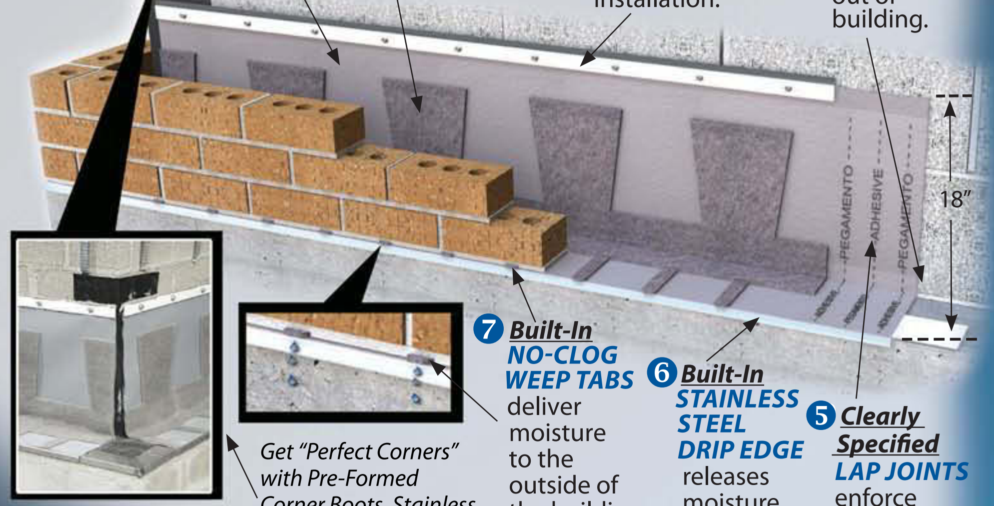
With TOTALFLASH™ In The Walls, Everyone Will Breathe Easier. Here's Why:

1 *5 ft. Panels of* *PRE-CUT FLEXIBLE FLASHING*[1]
All main components are **factory-assembled** onto easy-to-mount flashing panels.

2 *Built-In* *NO-CLOG DRAINAGE MATTE*
lets water pass, unobstructed, to Weep Tabs.

3 *Built-In* *TERMINATION BARS*
with pre-drilled holes, allow quick, one-man installation.

4 *Built-In* *EDGE DAM*
directs moisture out of building.



7 *Built-In* *NO-CLOG WEEP TABS*
deliver moisture to the outside of the building.

6 *Built-In* *STAINLESS STEEL DRIP EDGE*
releases moisture away from building.

5 *Clearly Specified* *LAP JOINTS*
enforce complete secure coverage.

Get "Perfect Corners" with Pre-Formed Corner Boots, Stainless Steel Corners & End Dams (ordered separately).

***All Screws & Adhesive Tubes included in each box of* TOTALFLASH™**

[1] Uses 40-mil polymeric, reinforced, UV stable flashing membrane, incorporating DuPont's Elvaloy® KEE polymer.

It's easy enough to halt unwanted moisture or mold inside your home, where it's visible. But the unseen cavities behind brick walls are constantly attacked by moisture. It comes from wind-driven rain & snow, or the natural condensation formed where air-conditioned interior walls meet a warm outdoors.

If that water is allowed to remain between the brickwork and the interior walls, it may spawn mold-growth, or even weaken the structure itself. Healing such damage--if it can be healed at all--is extremely costly. So an extra "ounce of protection" at the start is definitely worth a "ton of cure" later.

Our patented TOTALFLASH™ is the only wall-drainage system that combines all of the most effective modern moisture-expulsion methods, providing the finest long-term reliability. In fact, it's so ingeniously designed that some homeowners say they hate to hide it behind the brickwork. Yet this supreme, "all-in-one" guardian costs far less than installing each of its moisture-defenses separately.

Choosing **TOTALFLASH's** multiple moisture-controls can mean a longer, healthier life for your home's elegant brick walls. Not to mention the people who live inside them.

Go to http://builder.hotims.com for more info

800-664-6638
MortarNet.com

see us at Sweets.com ARCAT

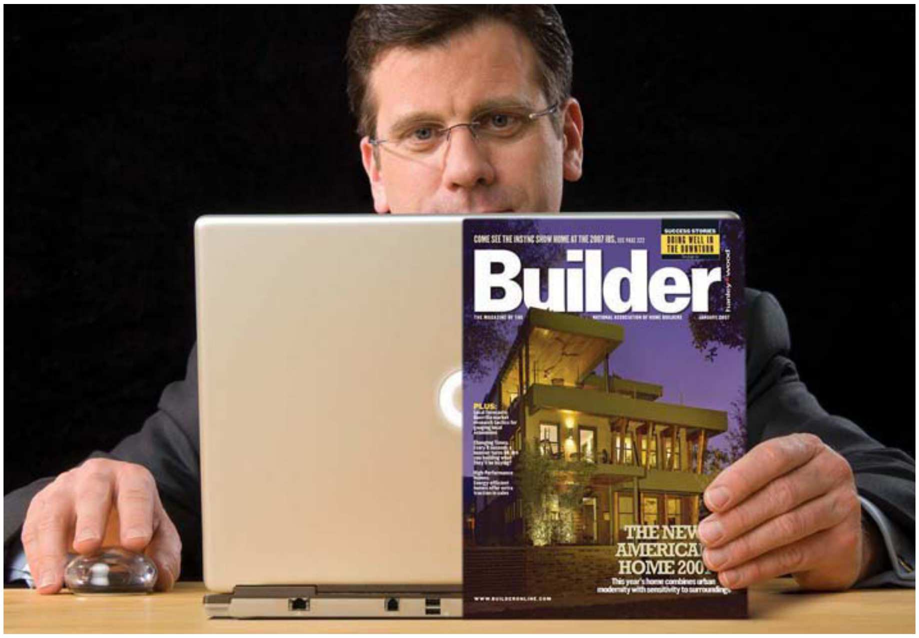
Quietly Protecting America's Finest Homes

TOTALFLASH™
CAVITY-WALL DRAINAGE SYSTEM
by Mortar Net USA, Ltd.

We've built the perfect partner to your favorite magazine.

builderonline.com ■ Complete archive of BUILDER magazine ■ Searchable database of building manufacturers with downloadable catalogs and product videos powered by **ebuild** ■ Yellow Pages directory of business and financial services and resources ■ Market Research Store offers pros targeted information and data

■ ■ ■ Industry news, market research, job postings and more. All online. All the time.



After you've read everything in BUILDER magazine, there's even more industry information waiting for you on BUILDER's Web site. Log on any time for up-to-the-minute news, market research, current statistics, online discussions, video demonstrations and instant access to job postings and job seekers. It's a complete multimedia resource that no one else can match.

BUILDER Web site + BUILDER magazine

Working together to keep you informed.

Builder hanley wood

Behind your success is our name.

Your reputation. Our reliability. Right now, you need an advantage. When you feature JELD-WEN® windows and doors in the homes you build, you have that advantage. That's because we offer a wide variety of attractive, long-lasting products that are designed to meet all architectural styles and price points, reliability and curb appeal.

Windows and door frames that match. Now there's a concept. One of the real advantages of having JELD-WEN windows and doors for your projects is our Clad Entry System that benefits both you and your customers.

- You can easily color match the cladding of your windows and entry door frames for an appealing look.
- Our Clad Entry Systems provide long-lasting beauty and low maintenance.
- Ordering is easy because your supplier gets it all from one reliable source: JELD-WEN.

Products that are earth-friendly. No, really. These days, it's easy to find products that claim to be environmentally friendly. But it's much tougher to find products that actually are. Products like JELD-WEN windows and doors that are made with AuraLast® wood.

- The AuraLast process reduces water consumption, conserving a vital resource.
- AuraLast is long-lasting, resulting in less material in landfills.
- AuraLast windows and doors meet ENERGY STAR® qualifications.
- SFI® certified AuraLast wood is available as an option on our Custom Wood windows and patio doors.

SUSTAINABLE FORESTRY INITIATIVE

www.jeld-wen.com/auralast

WINDOWS & DOORS

Edward Hines Lumber Co.
Hampshire, Illinois
Phone: 888.ED.HINES

Hall & House (Edward Hines Lumber Co.)
Westfield, Indiana
Phone: 317.896.2375

K-I Lumber & Building Materials
Clarksville, Indiana
Phone: 812.283.7000

Evansville, Indiana
Phone: 800.462.3128

Morgan Wightman Supply Co.
Kansas City, Kansas
Phone: 816.483.2550

Hazelwood, Missouri
Phone: 314.895.1111

Indianapolis, Indiana
Phone: 317.895.9595

Zuern Building Products
Allenton, Wisconsin
Phone: 262.629.5551

Cedarburg, Wisconsin
Phone: 262.375.9400

Watertown, Wisconsin
Phone: 920.261.5676

Learn more. To review complete information about JELD-WEN windows and doors for your project, visit us at **www.jeld-wen.com**.

Go to http://builder.hotims.com for more info

RELIABILITY *for* real life®

JELD-WEN WINDOWS & DOORS

JELD-WEN products include:

ASK ABOUT ENERGY STAR

Fiberglass Exterior

Vinyl Double-Hung

Wood Exterior

Wood Radius Casement

Wood Interior

©2009 JELD-WEN, inc.; JELD-WEN, the JW icon, AuraLast and Reliability for real life are trademarks or registered trademarks of JELD-WEN, inc. Oregon, USA. All other trademarks are the property of their respective owners.

Norbord

SUB-FLOORING'S NEW SUMMIT

AFFORDABILITY

Pinnacle–the Premium Sub-Flooring at the **right** price

DURABILITY

Pinnacle features a 50 year warranty and 100 day "No Sand" guarantee

SUSTAINABILITY

Pinnacle is the First Premium Sub-Floor available with **either** **FSC** or **SFI Chain of Custody Certified Wood**

Go to http://builder.hotims.com for more info

FSC
SGS-COC-003649
©1996 FSC

SFI

PINNACLE
PREMIUM SUB-FLOORING

SUSTAINABLE PERFORMANCE
www.pinnacleOSB.com

INSIDE STORY

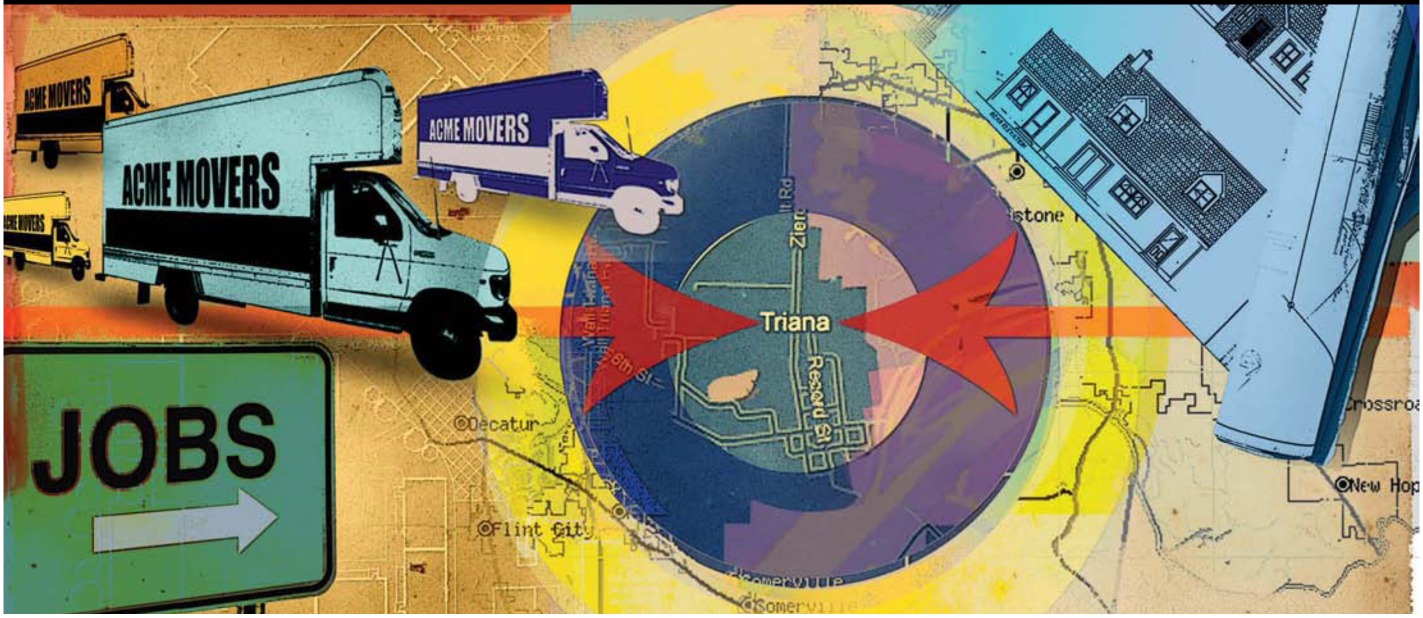
Inside:

24 Design Line
Ohio builder creates new house plans series aimed at younger buyers.

27 Green Supplies
California startup to distribute green building materials and related services.

PLUS MORE > >

COMMENTARY AND ANALYSIS OF CURRENT EVENTS ■ EDITED BY JOHN CAULFIELD



ROY SCOTT

DEVELOPMENT MANEUVERS

Sweet Home Alabama

A shrewd developer makes one community happen as area's job market is about to erupt.

By early winter, Hunter Communities, one of Alabama's largest builders, should start construction on the first 350 lots developed at Savannah, a new community in the town of Triana.

Hunter's involvement is one of several key factors that enabled developer John Wisda to get this project off the ground. Another is a cagey arrangement Wisda helped broker between the cities of Huntsville and Madison to provide and manage Triana's suddenly more complicated water and sewer needs.

For a town that, between 1996 and 2008, averaged only two building permits per year, Savannah is a major undertaking. It's one of a number of large, ambitious developments cropping up around Redstone Arsenal, a military facility that, by 2011, is expected to bring 11,000 jobs to the area as a result of the Defense Department's Base Realignment and Closure program.

Lynn Kilgore, who manages the Huntsville/Madison HBA, counts no fewer than seven different projects in the works near Triana, a sleepy town of 800 people and 400 homes. These include Towne Lake, where Breland Homes and Adams Homes are building on more than 155 lots.

As Triana is on the verge of exploding, its "biggest challenge," says Mayor Mary Caudle, will be finding money to beef up its fire and police protection. Paying for road construction to handle the anticipated boom is a central issue in the governor's race.

WATER INTRUSION

Wisda and Jeff Benton, who owns Huntsville-based Jeff Benton Homes, were rolling with this momentum when they put under contract 300 acres in Triana *(see page 24)*

in 2007. (Benton subsequently dropped out of the development deal, but retains 100 acres.) The entire subdivision has between 1,200 and 1,500 lots, and Wisda got approval to develop 760 lots on 120 acres for which he paid $26,000 per acre. But he could negotiate financing for only 350 lots. Bryant Bank of Tuscaloosa came up with $5 million after Wisda put up $2 million, which he raised by borrowing against other real estate assets.

Hunter Communities' entrance greased this deal's financial wheels. Scott Cameron, Hunter's land development manager, says the landowner approached Hunter about coming in, and the builder—which controls 30 percent of the annual closings in Huntsville/Madison—agreed to take down 350 lots as Wisda completes them. Hunter Communities intends to build three different products at Savannah, priced between $100,000 and $300,000. "We're trying to cover a large cross-section of buyers," Cameron explains.

CIVIC COOPERATION

Triana isn't big or affluent enough to pay for the infrastructure needed for a burgeoning community itself, but the politics of water led its neighboring cities to come to Savannah's aid. Wisda explains that Huntsville Utilities provides water to Triana. It also supplies water to Madison, an arrangement that has caused friction between the municipalities. Madison wanted access to Triana's river, and in exchange agreed to provide water and sewer to Triana. Wisda expects the agreement to flow like this: Huntsville will provide water and sewer to Triana; Triana will provide water to Savannah; Madison will manage Triana's water supply and provide sewer to Savannah.

"It's a credit to the three cities that they could put differences aside for the benefit of the community," says Wisda. And once Hunter starts taking down lots, Wisda says he'll have the capital to borrow more money to develop the rest of the subdivision.—*J.C.* *(see page 27)*

MARKETING ENERGY EFFICIENCY

Finding Its Sweet Spot

Schumacher Homes uses green marketing to lure buyers to new house designs.

OHIO-BASED ON-YOUR-LOT BUILDER Schumacher Homes had been offering between 400 and 500 house plans from its 25 locations in 14 states. But what it lacked, says CEO Paul Schumacher, were "cutting-edge" designs that appeal to younger buyers who put energy efficiency at the top of their lists.

Enter G-Line, Schumacher Homes' series of 12 new house plans and 24 elevations. When it introduced this collection in August, it seemed like the builder was pitching G-Line as the latest and greatest in eco-friendly shelter, touting the line's "unique designs" that "embody the principals of sustainable design" and "come with an array of carbon-conscious standard features." But Schumacher Homes is marketing more than greenness. Its website highlights several features with a "G," which in some cases stands for "green," but in others also signifies "generation." In the first category falls such features as Energy Star certification and high-efficiency HVAC systems. Also designated are exterior walls insulated with spray-foam that, in some markets, has an R-value of 49. All of the homes are painted with low-VOC architectural coatings. Kitchens and baths include water-saving fixtures.

The website text, though, also shows a "G" next to recessed can lights, OSB exterior sheathing protected with housewrap, subflooring screwed and glued to floor joists to reduce squeaking, a recycling bin base cabinet, and "duct connections sealed with mastic."

Schumacher explains that his company isn't claiming these basic construction features are energy efficient or environmentally kinder. "They are part of the design package, and we simply wanted to call attention to them," he says.

What Schumacher Homes is really promoting with G-Line, he says, is a "philosophy" about how and where buyers want to live. "G-Line is about design first, features second." Dominick Tringali Architects in Michigan came up with two architectural styles—Next Gen Traditional and Eco Contemporary (pictured below)—which the builder tweaked in response to customer focus groups. The house plans—which range from 1,100 to 3,400 square feet, and cost from $81 to $93 per square foot to build, excluding land—are distinguished by walls of windows, steep pitch gables and single slope roof pitches, and deep overhanging eaves.

"The look of the product and its floor plans are completely different from what Schumacher had been selling before," says J.R. Ruthig, managing designer for Dominick Tringali Architects. Geometric- and linear-designed modules "make the plans flexible and reduce material waste."

The company sold its first G-Line home in Asheville, N.C., in August. Mary Becker, Schumacher's vice president of sales and marketing, says interest is spanning "all demographics," not just the younger buyers who are its primary targets. Becker and Schumacher won't project sales, but have high hopes. "A lot of [builders] are maintaining a low profile," says Becker. "We're not. G-Line is our way of introducing something fresh into the market."—*J.C.*

FRESH APPROACH: Schumacher Homes' G-Line series showcases "design first, features second."

© 2009 Masco Corporation of Indiana

ONE FAUCET. ONE DIAMOND™ VALVE. FIVE MILLION USES.

DIAMOND™ Seal Technology combines a durable DIAMOND Valve with InnoFlex™ PEX waterways for no leaks and a longer life. The DIAMOND Valve features a disc embedded with real diamonds to last up to ten times longer than the industry standard.* And the threat of leaks is all but eliminated, thanks to the one-piece InnoFlex PEX supply lines. Once inside the faucet, water is not in contact with metal contaminants. Durability you can count on. Another way that Delta is more than just a faucet.

diamondsealtechnology.com

DELTA®

see what Delta can do℠

Go to http://builder.hotims.com for more info

*Industry standard based on ASME A112.18.1 of 500,000 cycles.

EPISODE HIGHLIGHT:

CARL & STU FIND INTEGRITY WINDOWS ARE PERFECT FOR MANY JOBS, INCLUDING REMODELS.

The CARL & STU Show

Watch Carl & Stu discuss the commercial, remodeling and new construction applications of Integrity® windows and doors and get an entire season of new videos at ***INTEGRITYWINDOWS.COM/SHOW***

Integrity® from MARVIN Windows and Doors
Built to Perform

Go to http://builder.hotims.com for more info

©2009 Marvin Windows and Doors. All rights reserved. ®Registered trademark of Marvin Windows and Doors.

GREENING THE SUPPLY CHAIN

Work in Progress

New retail venture looks to close gap between eco-friendly products and end-users.

Rich Rifkin, a 37-year-old entrepreneur with an outsized resume and ambition to match, stirred the media pot this summer when his Dublin, Calif.–based startup company, New Home Inc., announced that in January 2010 it would open the first of eight planned retail showrooms in the San Francisco Bay area, offering an array of green building materials and related services.

Rifkin spent three years developing what he's calling "a new type of distribution company" that will tap into a $20 billion green building products arena that Rifkin is convinced could be much larger if only contractors and homeowners had more choices and access to products. "Green building materials are hard to find and more expensive, so most of the time contractors will go with non-green products."

Pro dealers and distributors generally don't promote green products aggressively and offer them mostly on a special-order basis. And price still limits these products' sales. The Home Depot (whose Eco Options program now includes 6,000 items) and Lowe's may talk a good game about green, says Rifkin, but don't provide enough options. He admires the four-year-old specialty retailer Green Depot, but notes that its nine stores offer only 13 product categories, where New Home will offer 200,000 green building products in 33 categories from 500 suppliers, along with eco-friendly furniture and clothes.

Former builders and green-certified professionals will man New Home's stores, which will carry inventory but also rely on suppliers' distribution networks for jobsite delivery. "Right now, green products cost more because a distribution platform doesn't exist," says Rifkin, who when interviewed in August conceded that New Home's "full-store operating model" was still "a work in progress."

New Home will support its stores with an online retail site that doubles as a destination source for green information and training. Visitors will be able to search lists of contractors and suppliers, and municipal building departments can post design and construction guideline changes. Some of these online features could become revenue streams.

New Home is the latest of a long line of businesses that Rifkin has been associated with over two decades. He comes from a family of bridge builders, but his interests have leaned towards real estate and finance. In the late 1990s, he provided financial consultation and services to two now-defunct Colorado builders, Lexington Homes and Westmont Homes. He has run a design firm and conducted mortgage-training seminars. He sees New Home as the culmination of his career efforts.

When Builder interviewed Rifkin, he was soliciting investors to raise $20 million to get the initial phase of New Home's stores up and running. (He's put $1.4 million of his own money into this venture.) Eventually, he wants to open 25 stores throughout California and dreams of having 100 to 200 stores across the country by the end of 2011. He's banking on rents staying low to be able to open each store for about $2.5 million.—*J.C.*

EXPANDING ACCESS: Rich Rifkin thinks his retail business model could revolutionize the way green building products are distributed and sold.

COURTESY NEW HOME INC.

GOT AN INSIDE STORY?

E-MAIL JOHN CAULFIELD AT: **jcaulfield@hanleywood.com**

GET A FREE SAMPLE OF ULTREX AND FEEL THE DIFFERENCE.

Integrity® windows and doors are ideal for any job, from green and commercial to remodeling and new construction. Integrity's Ultrex® is 8x stronger than vinyl. It also consistently performs—resisting stress cracks and seal failures to conserve energy, making it an ideal green material.

- Takes 39% less energy to produce than vinyl
- Majority of material weight is silica sand and recycled glass
- ENERGY STAR qualified
- Produced in an EPA designated MACT facility

For your free sample, visit INTEGRITYWINDOWS.COM/SAMPLE or call 1-800-267-6941.

Integrity from MARVIN
Windows and Doors

Built to Perform

©2009 Marvin Windows and Doors. All rights reserved.
®Registered trademark of Marvin Windows and Doors.

StoneCraft Industries™

Texture for Living.™

dramatic stone profiles : : natural color variation : : **limited lifetime warranty**

At StoneCraft, texture is our building block. Our stone veneer delivers the grace, charm, and powerful feel of stone. Backed by a limited life-time warranty, StoneCraft is manufactured for endurance and beauty. So, be rugged. Be stylish. Be ornate. StoneCraft completes your vision with a Texture for Living.

The Tapco® Group

Innovation Born from Original Thinking™

Go to http://builder.hotims.com for more info

www.TheTapcoGroup.com

ROOFING :: SIDING :: SHUTTERS :: SIDING COMPONENTS :: TOOL SYSTEMS :: EGRESS SYSTEMS :: TRIM :: STONE VENEER

© 2009 Headwaters

TOP SHELF

THE LATEST AND GREATEST BUILDING PRODUCTS ■ EDITED BY NIGEL F. MAYNARD

Fire Starter

The manufacturer of modern gas fireplaces offers a new burner system that allows architects to create the same styling outdoors. The modular Linear Burner System Outdoor unit is fabricated from stainless steel and features waterproof internal components and a remote control with electronic ignition. It's available in standard lengths of 2, 4, 6, and 8 feet. ■ **Cost: $4,100 to $8,200. Spark Modern Fires. 866-938-3846. www.sparkfires.com.**

On Guard

Stucco-Guard is a water-based acrylic sealer that provides water-resistance for new or old stucco walls. It meets standard testing for wind-driven rain up to 124 miles per hour, so it helps eliminate the damage and decay caused by moisture penetration. The product goes on milky white but dries in a clear finish. ■ **Cost: $21.99 for a 1-gallon can. Seal-Krete. 800-323-7357. www.seal-krete.com.**

Need a Light?

Designed for low voltage systems, the Lumière Cambria 203 is an LED landscape fixture that allows halogen and LED fixtures on the same 12-volt circuit. The MR16-style LED module monitors temperatures and modifies its own operating parameters to optimize system performance. It's made from corrosion-resistant aluminum or solid brass, bronze, copper, or stainless steel. ■ **Cost: $190. Cooper Lighting. 770-486-4800. www.cooperlighting.com.** *(see page 30)*

Gas Power

The manufacturer's 2-inch, gas-powered 18-gauge finish nailer combines lithium ion battery technology and a gas fuel cell that will deliver 1,200 shots. Offering the convenience of a cordless with the power of a pneumatic, it drives fasteners from 5/8 inches to 2 inches in length and has a magazine capacity of 100 nails. ■ **Cost: $299. Hitachi Power Tools. 800-829-4752. www.hitachipowertools.com.**

Quiet, Please

A squeaky floor is an annoying problem in a house, but this noise-proofing joist tape promises quieter times. Installed between the floor joists and subfloor, it creates an airtight seal that stops friction and eliminates the noise created by loud foot traffic. It comes in three standard widths: 1 7/16 inches, 2 1/4 inches, and 3 inches. ■ **Cost: $19 for a 100-foot roll. The Green Glue Co. 866-435-8893. www.greengluecompany.com.**

Cover Up

You may no longer have to prime walls before painting. Premium Plus Ultra Interior, a paint and primer in one, increases jobsite productivity since work can be completed in less time. It's made with NANOGUARD technology, which helps provide a denser paint film that is easier to clean, and it comes in four sheens. ■ **Cost: $139 to $ 152 for a 5-gallon bucket. Behr Process Corp. 714-545-7101. www.behr.com.**

Rock Steady

For homes with second-level laundry rooms, the Steadywash platform keeps up to 95 percent of vibrations generated by front-load washing machines from transferring to the floor. The platform measures 2 3/4 inches high and 27 inches wide, and works with all major brands. ■ **Cost: $199.95 (washer) and $69.95 (dryer). Ohio Steel Industries. 800-652-2321. www.steadywash.com.**

Missing Link

Promising an easier way to frame a building, the manufacturer's Lumber Link steel coupling system allows builders to produce a clear-span building of up to 60 feet. Using pieces made from 1/4-inch plate steel, frames are assembled on the ground and raised into place using a foot locking system. No cranes or lifting equipment is needed. ■ **Cost: $175 to $550 for a kit. Socket Systems. 800-724-8250. www.socketsys.com.**

UPlink | FOR MORE PRODUCT INFORMATION, VISIT EBUILD, HANLEY WOOD'S INTERACTIVE PRODUCT CATALOG, AT WWW.BUILDERONLINE.COM/PRODUCTS OR EBUILD.COM.

KNOW OF A NEW PRODUCT?

IF YOU'VE TRIED A COOL NEW PRODUCT YOU THINK WE SHOULD KNOW ABOUT, E-MAIL NIGEL F. MAYNARD AT: **nmaynard@hanleywood.com**

Our new panel design helps you hit every joist, every time.

We are constantly improving AdvanTech® flooring to ensure you get the highest quality subflooring possible. We've redesigned our fastening guide to make it easier to hit the joist every time, helping make nail misses and homeowner callbacks a thing of the past. Even better, the new fastening guide makes it easier to install and faster to inspect. Look for it soon in your market and visit advantechperforms.com/bld or call 1.800.933.9220 for more information.
AdvanTech flooring, FLAT OUT BEST™ FOR A QUIET, STIFF FLOOR.

AdvanTech FLOORING

another innovation from HUBER ENGINEERED WOODS

Code recognized design values, ICC ES Evaluation Report ESR-1785. 50-year Limited Warranty – limitations and restrictions apply – visit advantechperforms.com for details. © 2009 Huber Engineered Woods LLC. AdvanTech is a registered trademark and FLAT OUT BEST and ZIP System and the accompanying ZIP System logo and design are trademarks of Huber Engineered Woods LLC. Huber is a registered trademark of J.M. Huber Corporation. HUB462-09/09

Go to http://builder.hotims.com for more info

TECHTOOLS

TECHNOLOGY FOR THE MODERN HOME BUILDER ▪ EDITED BY DAN DALEY

FIELD MANAGEMENT

Ground Control

Field service management tools keep builders connected to their on-site staff.

FIELD MANAGEMENT OF CONSTRUCTION services has long been a speed bump in the building process. That's getting addressed via several real-time solutions that rely on wireless Internet, moving field management from whiteboards and clipboards to cell phones and PDAs.

Intuit's new online application Field Service Management ES handles all aspects of managing technicians in the field, from accepting payments to shuffling job orders. Users will know each technician's work status, job duration, travel time, and hours clocked. The software also integrates with QuickBooks Enterprise Solutions and Intuit's mid-market ERP system. Pricing starts at $1,300 for three users and scales up to 40 users.

BuilderMT's Jobsite Field Management application offers real-time wireless scheduling and project management using tablet PCs, smart phones, and PDAs. Functionality includes logging in completion of individual activities from the field, remote payment approval and notation of variance assignments from the field, and the ability to view supplier and home buyer information from the field.

Jakob Tornqvist, HomeFront's vice president of special services, believes the use of Web-based field management has evolved into an application in and of itself due to increased cost scrutiny. "Being able to capture variances, purchase orders, and back-charge tracking has become more critical," he says. "A $400 backcharge that might have been missed a few years ago can't afford to be missed now."—*D.D.*

Takeoff Time

On Center Software's new Digital Takeoff Table solution enables estimators to draw materials takeoffs directly on an adjustable display screen. The Digital Takeoff Table, which integrates its On-Screen Takeoff software with Wacom's interactive cordless pen display, will reduce takeoff estimating time by 25 percent as compared to using a digitizer or a mouse, the company says. Call for pricing. For more information, visit www.oncenter.com.

IF THERE WERE A UNIVERSAL CLIMATE, A UNIVERSAL SIDING WOULD MAKE SENSE.

Go to http://builder.hotims.com for more info

IMPROVED PLANNING

BIM Boom

A number of companies join forces to streamline their building planning process.

BUILDING INFORMATION modeling (BIM) has been around as a concept since the late 1970s and as a reality since Graphisoft's ArchiCAD in 1987. But ubiquity remains elusive for an idea that promises to take streamlining the construction planning process to the nth degree.

"The major advantage of BIM—the use of intelligent information throughout the building process—is exactly what's holding [its widespread adoption] back," says Brad Finck, vice president of business development at Cadsoft, referring to the need for all parties to be working from the same platform in order for BIM to succeed. In a world where proprietary software architecture remains a widespread strategy, that's not easy to achieve. "Everyone wants to set their own standard."

Cadsoft bridged its Envisioneer BIM software with iLevel's Javelin software earlier this year. Simpad, which makes the Blackpoint software modeling solution, and CG Visions, which has integrated BIM software into services including residential planning and framing and panelization, entered into a similar collaborative effort last year. Both Cadsoft and Simpad continue to seek other partners.

Simpad CEO Rich Kashian believes that the growing number of options that large production builders have felt compelled to offer is self-defeating without a BIM solution. "They reach a point where they have to stop offering options, and that then limits their ability to sell," he says.

Finck says that smaller residential builders are adopting the BIM approach more quickly than large production builders. "Smaller companies will typically have fewer subs to coordinate between, making adoption of a new software system easier," he explains.

BIM goes far beyond just adopting new software—it changes the definition of traditional architectural phases by requiring more integrated data sharing than most architects and builders are used to. The payoff is a vastly streamlined planning process.—*D.D.*

Get Social

Co-construct.com's Web-based scheduling and communication software for custom builders upgraded its photo-sharing feature to automatically post photos to clients' Facebook accounts. Facebook will display the builder's name, photos, and captions to their online friends. "Referrals have always been important for custom builders, and this extends that idea into the realm of social networking," says Donny Wyatt, Co-construct.com founder, adding there is no extra charge for the service. More information at www.co-construct.com.

DO YOU HAVE A TECH STORY?

E-MAIL DENISE DERSIN AT:
ddersin@hanleywood.com

Introducing The HardieZone™ System by James Hardie. Gone are the days of one siding fits all. Now we offer specific product lines that are engineered for your distinct climate. To see how we're changing the way the building industry views a home exterior, visit jameshardie.com.

JamesHardie®
Engineered for Climate™

New LENOX T2™ Technology delivers 2X the recip blade life.
See for yourself with a **FREE SAMPLE BLADE***
cutsomething.com
*limited time offer, available to industrial tool users only

T2™ Technology
up to 2X LIFE™
vs. prior model

301 Chestnut Street, East Longmeadow, MA 01028-0504 USA | Customer Service 800-628-8810 | lenoxtools.com | ©2009 LENOX, a division of Newell Rubbermaid, Inc.

NAHB BRIEFS

High Point

Bolstered by low prices and interest rates, national housing affordability on the NAHB/Wells Fargo Housing Opportunity Index (HOI) continued in this year's second quarter to hover near its highest level since the series began 18 years ago.

The HOI showed that 72.3 percent of all new and existing homes sold in the second quarter of 2009 were affordable to families earning the national median income of $64,000, down from the record-high 72.5 percent during the previous quarter

and up from 55.0 percent during the second quarter of 2008.

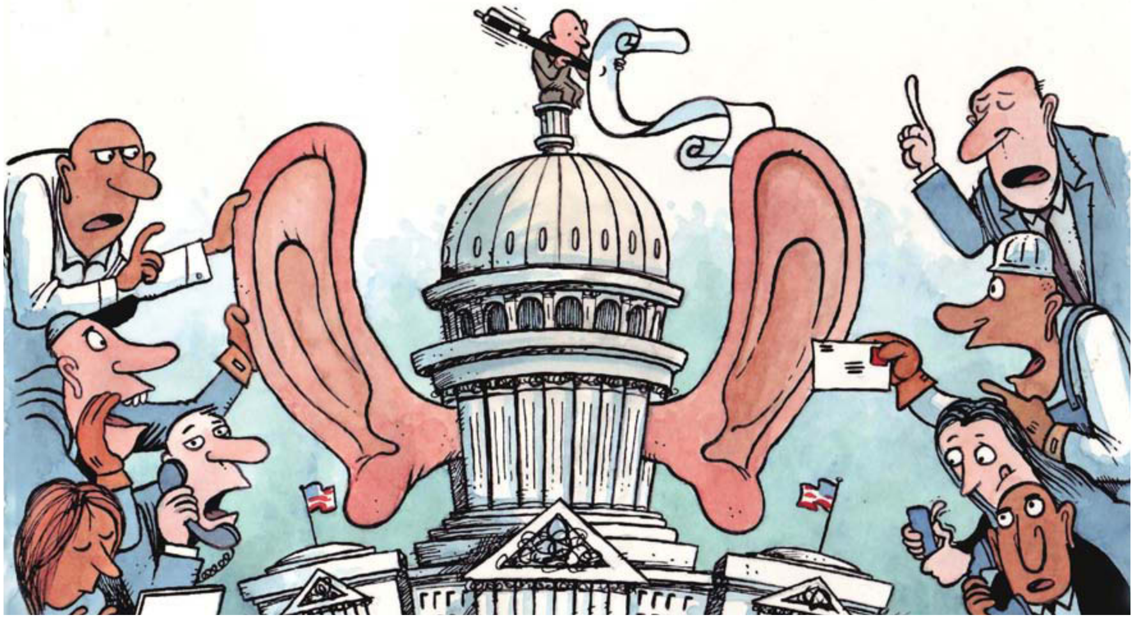
Indianapolis was the most affordable major housing market in the country during the second quarter. Rounding out the list of the five most affordable major metro markets were: Youngstown/Warren/Boardman, Ohio/Pa.; Detroit/Livonia/Dearborn, Mich.; Dayton, Ohio; and Grand Rapids/Wyoming, Mich.

For Free!

New for the 2010 International Builders' Show, being held Jan. 19–22, ▶

NATIONAL BEAT

NEWS FROM HOUSING'S GROUND ZERO ■ EDITED BY DEBORAH LEOPOLD



DAVID CLARK

FROM THE PRESIDENT

Speak Up

Builders and HBAs are urged to contact their representatives.

In August, while many Americans were vacationing and making the most of the waning days of summer, the NAHB's grassroots members were conducting an intensive legislative campaign to extend the first-time home buyer tax credit.

During August's Congressional break, builders and HBAs around the country answered the NAHB's call to action and met with their senators and representatives to emphasize the need to extend the tax credit, which expires on Dec. 1. Joined by business associates, customers, and members of the public, they urged Congress to extend the tax credit for another year and to make it available to all buyers purchasing a principal residence, not just first-time home buyers.

JOE ROBSON
Chairman of the Board, NAHB
Washington, D.C.

Members and HBAs also focused attention on the urgent need to correct the faulty appraisal process that is derailing about a quarter of all new-home sales; to end the credit crunch for acquisition, development, and construction (AD&C) loans; and to expand Net Operating Loss (NOL) carry-back provisions for businesses.

And the effort wasn't limited to just hometown meetings with members of Congress. For example, the *(see page 36)*

NATIONAL BEAT

HBA of Greater Kansas City (Mo.) took the campaign to the Internet via a 10-minute video on YouTube. The heartfelt stories about having to lay off friends and long-time employees were sometimes hard to watch. But they were compelling, and they resulted in significant local news coverage.

All of these endeavors were part of a larger association-wide campaign, "Revive Housing, Restore America." The NAHB created the campaign to take a crucial message to Congress: Housing and the economy are at a dangerous crossroads, and Congress must focus attention on housing to spur job growth and move the economy forward.

Admittedly, there have been some positive developments in the housing market recently, and confidence is trending up. But the economy is extremely fragile, and jobs continue to disappear at an alarming rate.

That's why Congress needs to take bold, meaningful action now. Housing is one of the few sectors that can spur today's lackluster economy and quickly put America back to work. Extending the tax credit would create nearly 350,000 jobs over the coming year, helping to push the economy back onto solid ground.

The NAHB has been working non-stop on Capitol Hill. It has also conducted more than a dozen media teleconferences featuring builders in various markets and association economists. These teleconferences have generated significant press coverage and are an integral part of the effort to take the campaign beyond Capitol Hill and out to the public.

Additionally, the NAHB has created a comprehensive set of resources to help HBAs and members in this important effort. They include:

- Print advertisements and Web banners;
- A press release template;
- Sample letters to the editor;
- An analysis of how many jobs extending the tax credit would create in each state;
- Detailed analyses showing the economic and income impact of extending the tax credit on states and various economic sectors; and
- A website where people can send letters to their members of Congress.

All of these resources and more are available at www.NAHB.org/ReviveHousingNow.

THE NAHB RESEARCH CENTER CORNER

Kitchen Confidential

Builder survey shows major changes in kitchen finishes.

THE CURRENT HOUSING downturn has spawned some dramatic changes in home building. The NAHB Research Center's Annual Builder Practices Survey (ABPS), conducted in early 2009, confirmed two major themes for these changes: efforts to (1) reduce new-home production cost and (2) increase value to home buyers.

Builders have found that improving kitchens is a very important way to create a superior value recognized by potential buyers. Below are some of the trends the survey identified.

Countertops & Cabinets: The share of granite countertops has doubled since the housing downturn to become the most common countertop material in new homes. Engineered stone/quartz surfacing got a foothold, growing from less than 1 percent to nearly 5 percent of all new homes in the past three years, while solid surfacing, laminate, and ceramic tile continued to decline. Wood finishes have become even more popular. Laminate finish cabinets fell from 7 percent to 2 percent of kitchen cabinets.

Faucets & Sinks: While chrome finish faucets are still the most popular in new homes, their share fell 10 points. Hand-rubbed bronze and nickel were the biggest gainers, but stainless steel saw a substantial rebound in market share. Kitchens also saw an increase in stainless steel sinks—from 66 percent to 72 percent—while enamel finished steel and cast iron both declined. The share of undermount sinks grew to nearly half of all kitchen sinks in new homes.

Flooring & Appliances: Hardwood flooring gained popularity, increasing to about one-third of all kitchens in new homes. Ceramic tile and sheet vinyl, however, have lost market share. Slide-in ranges saw a rise in popularity, accounting for about a quarter of all cooking appliances, a 9 point increase over 2005. Shares of cooktop/wall oven combinations declined slightly. Including a refrigerator with the sale of the home increased from 45 percent to 54 percent, with stacked units making up the entire gain.

Visit www.nahbrc.com/manufacturer/development/newconstruction.aspx) to see the specifications of all 44 standard ABPS reports or to get more information on our Consumer Practices or Manufactured Housing reports for the U.S. and Canada.

NAHB BRIEFS

in Las Vegas, NAHB members can receive a complimentary four-day exhibit registration, giving them full access to the hottest exhibit floor in the building industry for absolutely no charge. There is also an opportunity to upgrade to a full conference registration, allowing access to any of the 175+ education sessions. Details can be found at www.buildersshow.com.

Design Right

The right design + the right building methods + the right technology: When they come together, they create homes that dreams are made of—and the smart solutions that help keep your business above water. Join small builders, remodelers, architects, designers, and home technology experts for the NAHB's re-engineered 2009 Custom Builder Symposium + Design Institute. You'll experience up-to-the-minute industry education in a high-level, collaborative atmosphere. Register today at www.nahb.org/Custom.

Home Sweet, energy efficiency should never be an afterthought, **Home.**

With ZIP System® wall sheathing, you never need to think twice about energy efficiency. Our structural panels not only have a built-in protective barrier, but when seams are sealed with ZIP System™ tape, they become a critical part of your home's air barrier system to protect against air leakage and drafts. The Department of Energy found that preventing air leakage in a home can account for 30% or more of a home's heating and cooling cost[1], which means homebuyers will truly appreciate the ZIP System® advantage. So if you want an easy-to-install, code-recognized air barrier assembly that limits airflow through walls – and won't rip or tear like housewrap – think ZIP System wall sheathing.

Log on to zipsystem.com/bld to learn more about energy savings with ZIP System wall sheathing and how to get $900 in rebates.[2]

ZIP system™ ROOF & WALL SHEATHING

FROM THE CREATORS OF ADVANTECH® FLOORING

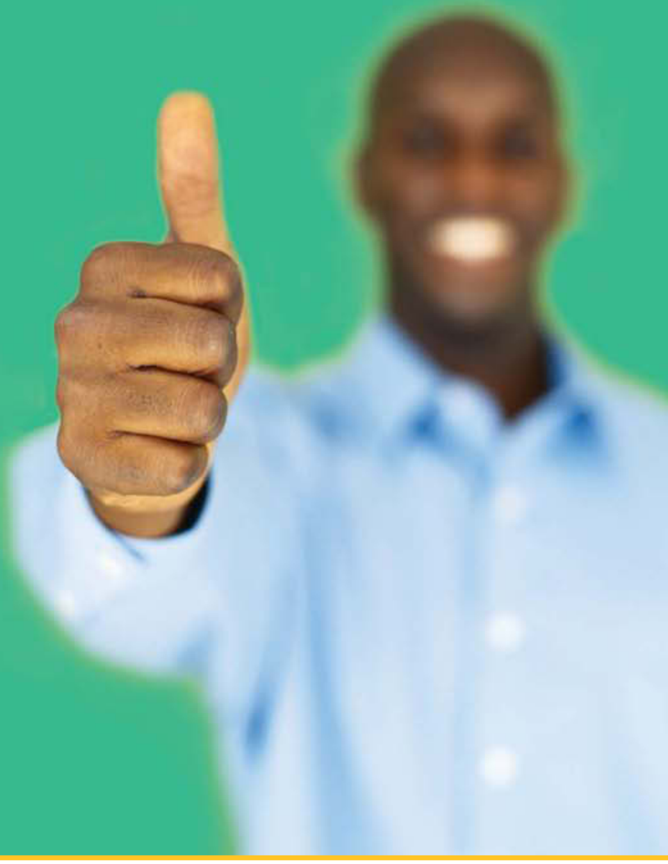
LIMITED WARRANTY 15 YEAR SYSTEM 30 YEAR PANEL

Go to http://builder.hotims.com for more info

1. Department of Energy Technology Fact Sheet: Air Sealing; Seal air leaks and save energy! 2. Limitations and restrictions apply – visit zipsystem.com for details. © 2009 Huber Engineered Woods LLC. AdvanTech is a registered trademark and ZIP System and the accompanying ZIP System logo and design are trademarks of Huber Engineered Woods LLC. Huber is a registered trademark of J.M. Huber Corporation. Patents Pending. HUB474-08/09

HUBER ENGINEERED WOODS

Comcast delivers the one thing you want. Everything.



When you partner with Comcast, you're partnering with America's leading fiber optic network for TV, phone and Internet. Comcast has over 60 years of delivering the best entertainment experience your residents crave. Just tap into our ready-now infrastructure and count on delivering leading-edge products today and tomorrow. Tons of HD choices! 10,000 On Demand choices each month! A faster Internet! A smarter phone! Integrated and innovative technologies! And so much more. All together in one impressive package that will make your property impossible to resist!

Get started with Comcast today.

To reach a Multi-Family Account Specialist, please email us at:

Comcast_BusDev@cable.comcast.com

comcast®

Go to http://builder.hotims.com for more info

Shifting Down

Are smaller homes a permanent trend?

THE MEDIAN SIZE OF NEW SINGLE-FAMILY HOMES HAS DEclined almost 10 percent from a peak 2,309 square feet in early 2007. More than half the decline occurred in the past year. Prior to the most recent experience, the largest annual decline in median square footage was during the early '80s recession when the size of new homes declined 8.2 percent between 1979 and 1982. Within four years of the trough, house sizes were above their previous peak.

HOME SIZE DRIVERS

Since the Census Bureau began tracking new-home size in 1973, floor space increased 20 square feet per year or about 50 percent over the 35-year period. The increase is not steady. The size of new homes does fall back during recessions but regains the lost square footage and continues to grow. During housing downturns, first-time home buyers increase their share of the purchase market. First-time home buyers have one advantage over repeat buyers; they don't have a home to sell in a slow market. So, while the whole market declines, the share attributable to first-timers buying more modest homes increases and that drives home size down. In this cycle, the temporary $8,000 first-time home buyer tax credit has amplified first-time home buyer participation and the downward shift in size.

In addition, during slow sales periods repeat home buyers are more cost conscious and may have less equity to roll over so they also buy a more modest home than during healthier housing markets. This trend also is likely to have exaggerated the declining size effect because of abnormally large house price declines in many places. The extraordinary events of this housing downturn could account for the historically greater fall in new-home size.

While new homes have grown, lot size continues to fall. No-growth trends and expensive development regulations and permissions have pushed land prices up and resulted in a substitution effect for floor space over yards. Two-story homes have also become the more dominant style, which allows for added square footage at lower marginal cost. Expectations for continued appreciation and federal tax policy encourage greater housing spending, and space is one component that consumers value when increasing their housing expenditure.

FUTURE HOME SIZE

The not-so-straight-forward question is whether the decline in size will reverse as it has in the past or have we entered a new era in home sizes. I see five reasons why the smaller-size trend may persist longer than in the past.

First, first-time home buyers will continue to account for a larger than normal share of home purchases as potential repeat buyers wait to regain some of their equity before jumping back into the market. Second, repeat buyers who are in the market generally have less equity to roll over and will be more judicious about the price of their next home. Smaller down payments will push buyers to purchase smaller homes, perhaps with fewer upgrades as well. Third, house prices will recover eventually and housing equity will grow but many potential home buyers will remember the first ever national experience in house price declines and will be less motivated to purchase because of appreciation and more because of actual need. Fourth, home buyers are growing more concerned about energy use and environmental sensitivity. The heightened concern for "green" homes will give an advantage to new homes over existing homes but will push buyers to consider less space as one very straightforward way to reduce energy use. And fifth, younger home buyers are showing preferences for more compact, denser developments that are closer to entertainment and recreation opportunities, which includes less space as well.

The trends over the next couple of years project a continuation of the smaller home trend but as price appreciation returns and tax policy remains unchanged, house size will likely grow again as consumers find value in larger spaces.

DAVID CROWE
Chief Economist
NAHB
Washington, D.C.
e-mail: dcrowe@nahb.com

you'll invest in your career when you invest in NAHB education

Pre-Show Courses
The International Builders' Show®
January 15–18, 2010
Las Vegas, NV

JANUARY 15–16
Marketing Strategies, Plans, and Budgets (IRM II)
The Challenge of New Home Sales Management (IRM IV)

JANUARY 16
Business Management for Building Professionals
Scheduling

JANUARY 17–18
Green Building for Building Professionals
Advanced Green Building: Building Science
Lifestyle Merchandising, Advertising, and Promotion Strategies (IRM III)
Understanding Housing Markets and Consumers (IRM I)

JANUARY 17
Estimating for Builders and Remodelers
Land Acquisition & Development Finance
Marketing & Communication Strategies for Aging and Accessibility (CAPS I)
Train the Trainer
Trends & Research Methods to Define the Active Adult Lifestyle

JANUARY 18
Builder Assessment Review*
Customer Service
Design/Build Solutions for Aging and Accessibility (CAPS II)
Financial Management
Home Technology Integration
Marketing to the Active Adult
Professional Remodelers Experience Profile*
Spokesperson Training: Interview Skills
Train the Trainer

JANUARY 19
Spokesperson Training: Interview Skills

JANUARY 20
Spokesperson Training: Presentation Skills

JANUARY 21
Builder Assessment Review*
Professional Remodeler Experience Profile*

**Advanced registration is required for BAR and PREP. Space is limited.*

NAHB
National Association of Home Builders

For course details and to register, visit
www.BuildersShow.com/PreShow

Reach Higher. Work Smarter.

A Service of NAHB | TheNAHB University of Housing
Sponsored by: Bank of America Home Loans

AR85514

time to get down...
to business.

If you're in the business of remodeling, deck-building, renovating, expanding, enclosing or improving - both INDOORS and OUT - then you need to be HERE!

The industry's most significant event of 2009 takes place in only a few weeks!

*Register online today with Promotional Code **LCA** for FREE Exhibit Hall Admission (a $30 value)*

Remodeling Show 2009
co-located with DeckExpo

Exhibits: October 28 - 30
Conference: October 27-30
Indiana Convention Center
Indianapolis, IN USA

remodeling show
Sponsored by: NAHB NAHBR Remodeling Magazine
co-located with
deck EXPO
hanley wood

TheRemodelingShow.com | DeckExpo.com
Toll-Free 866.860.1964

THE NEW AMERICAN DREAM?: The condos at 1615 N. Wolcott: simple, sophisticated, and close to everything.

Small, green, efficient, and inventive, this year's projects reflect an industry poised for recovery.

2009 BUILDER'S CHOICE

BY JENNY SULLIVAN, NIGEL F. MAYNARD, KATHLEEN STANLEY, TERESA BURNEY, AND MONICA STERN-MORALES

MARTIN PETERS PHOTOGRAPHY

THIS MAY HAVE BEEN THE MOST UNpredictable year on record in the 29-year history of the Builder's Choice Awards. We weren't quite sure what to expect in the way of design submissions amid news of foreclosures, bankruptcies, and personal hardship. And yet the entries arrived and shone in spite of the dreary economy, like the sun peeking out between the clouds even as the rain pours down.

We are happy to report that great work is still out there, and, in many ways, better than ever. But this year's entries also are beginning to reflect a reality far different from the one we knew in the bubble economy. Big trophy homes were few and far between among the 2009 contenders, while our judges were presented with multitudes of nifty remodels, adaptive reuse buildings, affordable housing (particularly senior housing), and small, jewel-box custom homes—many of them green.

Regionalism has become an architectural imperative, it seems, in light of concerns about sustainability, and many winning projects are the proud bearers of local materials and craftsmanship. Luxury is not extinct, but it is simpler, more restrained, eco-conscious, and increasingly forged in housing configurations that share walls. Infill locations have become veritable hot spots as crumbling buildings, dead malls, and parking lots morph into thriving mixed-use neighborhoods.

It's a different way of looking at design, to be sure. But it's perhaps just what we need to foster a healthier industry and stronger communities.

Thanks to all those who entered for giving us good news to report and lots of good work to savor.—*J. Sullivan*

2009 BUILDER'S CHOICE

PROJECT OF THE YEAR AND GRAND

Categories: Project of the Year; Infill project (grand)
Entrant/Architect: The Miller|Hull Partnership, Seattle
Builder/Developer: Ranquist Development, Chicago
Architect of record: Osterhaus McCarthy Architects, Chicago

1615 N. WOLCOTT Chicago

Glass and steel are the stuff of legacy in the town that gave rise to the nation's first skyscraper, but muscular block masonry is also a Chicago tradition. For more than a decade, infill developer Bob Ranquist has been melding the two aesthetics in boutique projects with a contemporary edge. And it's fair to say the cumulative force of his work has sparked a renaissance in the city's swanky Bucktown neighborhood.

The handsome four-story condo building at 1615 N. Wolcott St., an anchor in the final phase of a revitalization project known as "Urban Sandbox," exemplifies his milieu. Designed to complement a handful of similarly skinned single-family homes on the same block, it's a classic case of form following function.

The structure is essentially a cube overlaid with a steel and glass frame on its south side. Sleek in profile, the lattice creates structural platforms for decks and creates a buffer from the street, allowing residents to enjoy floor-to-ceiling windows and natural light without feeling exposed. The frame also adds layers of transparency and dimension to an otherwise plain façade, posing a delicate counterbalance to the building's solid core.

It was also an economical solution, says architect Dave Miller. The fact that the frame installation was an add-on at the end allowed for more efficient construction sequencing and required less of a staging area. Steel tubes (for frame verticals) and wide flanges (for horizontal members) were combined to form two-story modules, which were then craned up and bolted in place once the building shell was intact. The last step was clipping translucent, modular panels in between the frames.

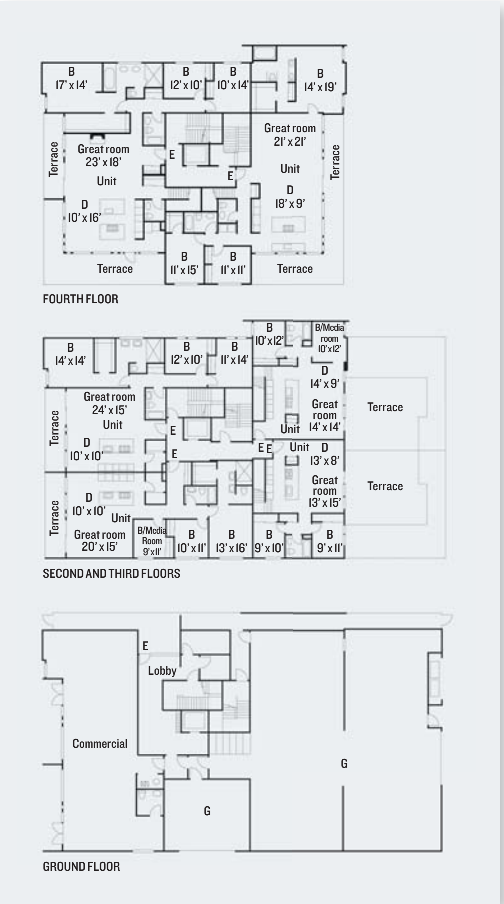
"Our philosophy is that structure becomes the architectural expression and the defining ornamentation," says Miller, whose Seattle firm has partnered with Ranquist on previous projects. The building's streamlined interiors follow this ethic, as does its entry sequence—a progression of spare steel armatures (which will eventually serve as trellises for vegetation) culminating at a cedar screen wall by the front door (see cover photo).

The eight-unit residence (which houses a mix of two-bedroom flats, three-bedroom lofts, and twin penthouses with access to private roof decks) is an elegant improvement on the warehouse building that previously filled the lot, although it maintains the same 50-foot stature. To retain the height allowance for commercial zoning, Ranquist specified the pro forma as mixed-use and included an 1,800-square-foot office space on the ground floor, which is now occupied by a pediatric dentist.

"We wanted to build as high as we could because that's what you do in the city of Chicago," says Ranquist director of development John Pawlicki. "You can see for miles from inside these units. Other commercial buildings will be able to build just as high, but not higher, so the views will never be blocked."

Chalk that up as one of the many reasons the building, which opened in March 2009, commanded prices as high as $1.4 million and now has just one flat available. That and the fact that the site is a mere half block to a commercial district teeming with cafes, clubs, high-end retail, offices, and an elevated train station. It's the place to be.—*J.S.*

PHOTOS: MARTIN PETERS PHOTOGRAPHY


B
17' x 14'
B
12' x 10'
B
10' x 14'
B
14' x 19'
Great room
23' x 18'
Unit
D
10' x 16'
Great room
21' x 21'
Unit
D
18' x 9'
Terrace
E
B
11' x 15'
B
11' x 11'
FOURTH FLOOR
B
14' x 14'
B
12' x 10'
B
11' x 14'
B
10' x 12'
B/Media room
10' x 12'
D
14' x 9'
Great room
14' x 14'
Great room
24' x 15'
Unit
D
10' x 10'
Unit
D
13' x 8'
Great room
13' x 15'
D
10' x 10'
Great room
20' x 15'
B/Media Room
9' x 11'
B
10' x 11'
B
13' x 16'
B
9' x 10'
B
9' x 11'
SECOND AND THIRD FLOORS
Lobby
Commercial
G
GROUND FLOOR

2009 BUILDER'S CHOICE

VISTA DUNES COURTYARD HOMES

La Quinta, Calif.

GRAND

Categories: Affordable housing project; Green/Sustainable community
Entrant/Architect: Nestor + Gaffney Architecture, Santa Ana, Calif.
Builder: Davis Reed Construction, La Quinta, Calif.
Developer: City of La Quinta Redevelopment Agency, La Quinta
Land planner/Design architect: Studio E Architects, San Diego

This 80-unit, public/private infill venture on 9 ½ acres is a winner on several counts. It's super affordable (offering rents as low as $374 per month for a one-bedroom unit), LEED-Platinum certified, and is well-liked by more affluent neighbors for its vernacular "Palm Springs–modern" style. Not too shabby a replacement for a derelict 1950s mobile-home park that was widely considered to be an eyesore.

Designed with safety input from the local police and fire departments, the site plan aligns homes (some attached, some detached) in clusters of six on either side of a pedestrian-friendly paseo. Exterior walls help to define courtyards, patios, and carports, and each unit has access to a small piece of drought-tolerant lawn (representing about 17 percent of the total landscape). Light-colored concrete roadways and sidewalks reduce the heat-island effect and are more durable than asphalt, thus reducing long-term maintenance costs.

The simple, low-profile building forms, designed in a style that architect Steve Gaffney calls "streamlined moderne," are contextual, yet practical, in a climate where triple-digit temperatures are the norm. Window trellises mitigate the effects of the sun, and each unit is equipped with a thermal chimney that vents hot air through the ceiling. Additional energy-saving features include rooftop solar panels, radiant barrier roof sheathing, HVAC systems with enhanced filtration, concrete floors, and cement plaster walls with high insulation values.

Water conservation—also a top priority in the desert—is achieved with low-flow and oxygenated plumbing fixtures, dual-flush toilets, tankless water heaters, front-loaded washing machines (which save up to 20 gallons per load) and drip irrigation systems serving a handsome xeriscape of bougainvillea, plateau grasses, yuccas, succulents, and date palm trees.

Gaffney says building green padded the initial budget by about 20 percent, but is quick to note a significant payoff in lifecycle costs. Solar power, for example, reduces each family's electric bill by about $730 per year, and the community's water-wise features are estimated to save 1.9 million gallons of water annually.

Building sustainable on an affordable budget is not only possible, he says, but imperative. "It's even more important for low-income households because of the benefits of low energy costs. These are the people who truly need to save money."—*J.S.*

PHOTOS: ERIC FIGGE PHOTOGRAPHY

EXIT

CITY PARK
RECREATION CENTER
MILES AVENUE
RETENTION BASIN
RETENTION BASIN

THE WATERWORKS AT CHESTNUT HILL

Chestnut Hill, Mass.

It's hard to associate the term "utility" with buildings so beautiful, but for nearly a century The Waterworks was all about business, providing water to the city of Boston. Two of its three structures housed brawny steam-powered pumps, while a third, the former Operations Building, served as a carriage house.

Now converted for residential use, the site has become a model for redevelopment incorporating mixed housing types. One 53,000-square-foot pump station has been carved into 16 flats and four townhouses; the other, at 37,000 square feet, boasts four condos and a museum; and the 10,000-square-foot carriage house has been recast as five flats and two townhouses.

Like magic? Not exactly.

The neighbors had cause for concern, given the buildings were embedded in an urban community, close to public transit, a reservoir, and an Olmsted Brothers park. After the pumps were decommissioned in the '70s, the vacant buildings became an unsafe barrier between a residential neighborhood and the walking paths of the reservoir. The transformation of the buildings had to be just right.

Add to that stringent adaptive reuse guidelines that made it next to impossible to create units that worked, notes project architect Matt Formicola. "The Boston Redevelopment Authority didn't let us punch any windows in the buildings. I had nightmares about this: How can we do this without windows?"

Getting light and air into the residences was tricky, and here's where the architects got ingenious, particularly in one of the former pump stations. The solution involved nesting a new structure inside its northwest wing, behind the original exterior wall. Faced in unfinished cedar siding, the new building is set back from the original historic façade to form an interior courtyard, allowing for light-filled units. Expansive windows provide views to the private courtyard and the reservoir beyond.—*K. Stanley*

GRAND

Category: Adaptive re-use project
Entrant/Architect: GUND Partnership, Cambridge, Mass.
Builders: Suffolk Construction, Boston; Northeast Interiors, Braintree, Mass.
Developers: Diamond Sinacori, Boston; EA Fish Associates, Braintree
Landscape architect: Brown, Richard & Rowe, Boston

PHOTOS: CHUCK CHOI

2009 BUILDER'S CHOICE

SUNSET PLAZA RESIDENCE

Los Angeles

GRAND

Category: Custom home, 3,500 to 6,000 square feet
Entrant/Architect: Assembledge+, Los Angeles
Builder: Eric Engheben, Topanga, Calif.
Developer: Brad Blumenthal, Los Angeles
Land planner: Jonny Appleseed Landscaping, Beverly Hills, Calif.

Architects David Thompson and Kevin Southerland got lucky with the client and the site for this house. "He was very interested in the mid-century movement and wanted something in the Hollywood Hills that would make a major statement," says Thompson. "But he was also open to being progressive and building something that made sense now."

Studying precedent wasn't a stretch, considering three of the giants of that era—Richard Neutra, Carl Maston, and Rudolph Schindler—had all designed homes in the Hills. Inspiration also came easily, given the site's panoramic views of downtown L.A., the ocean, and the canyon. "One thing we like to do in a lot of our projects is look at the square footage of the lot rather than the square footage of the house," says Thompson. "We try to utilize as much of the lot as possible. In this case, 90 percent of it was usable."

Of course, modern building codes make some of those mid-century signatures—large expanses of glass, cantilevered levels—especially difficult. "It takes more effort now to create that sense of lightness, creativity, and freedom," says Thompson. "It was easier back then to go with single panes of glass and not have to worry about energy efficiency and seismic codes."

But they pulled it off in what may be the ultimate homage. The house looks like it's been nestled on its promontory since the mid-century, but it's built to withstand the earthquake many consider to be inevitable.—*K.S.*

PHOTOS: MICHAEL WESCHLER PHOTOGRAPHY

CITY PLACE LIVE-WORK LOFTS Santa Ana, Calif.

GRAND

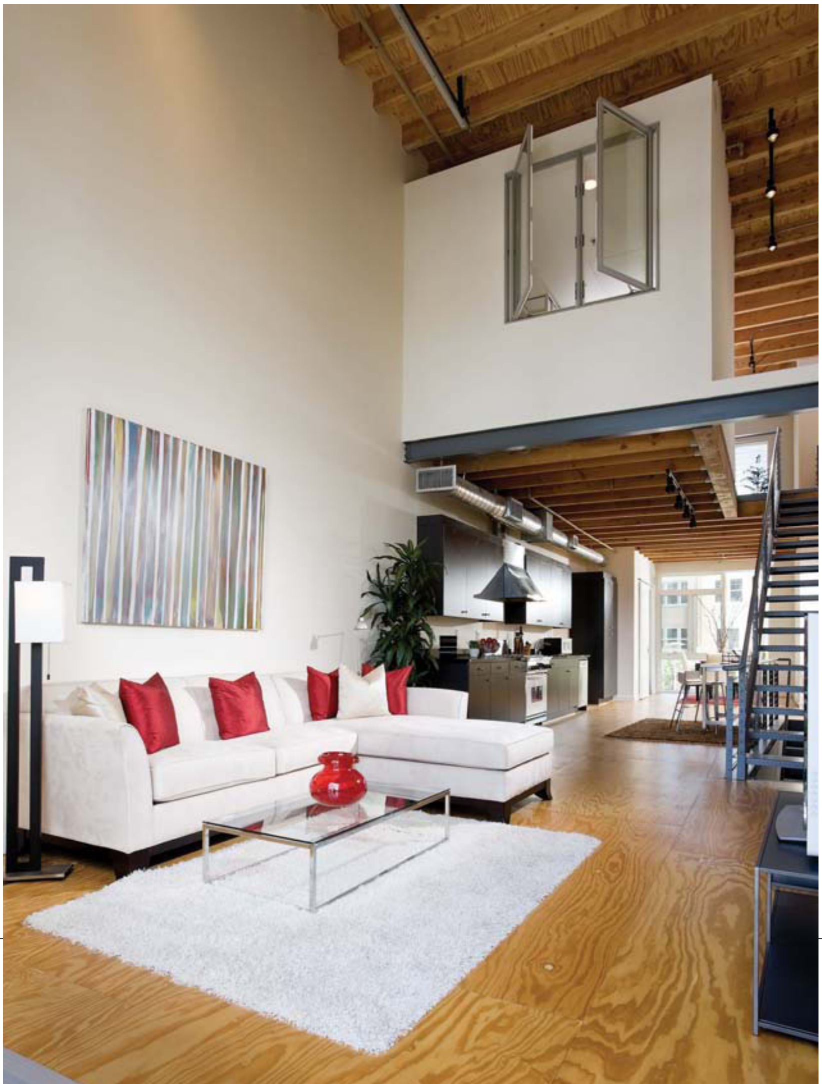
Category: Live/Work project
Entrant/Architect: Ehrlich Architects, Culver City, Calif.
General contractor: American Constructors, Huntington Beach, Calif.
Developer: Bisno Development, Los Angeles
Landscape architect: SWA Group, Laguna Beach, Calif.

RETAIL IS ALL ABOUT VISIBILITY, so packing as many storefronts as possible along the street edge of this live/work project was a priority. That meant specifying skinny units that were either 14 or 19 feet wide. The challenge, says architect Steven Ehrlich, became avoiding monotony on the outside and claustrophobia on the inside.

It helped that the 72 units don't march in a straight line, but rather hug a curved street in a master planned community. But to further avoid redundancy, Ehrlich grouped the units in "blocks" and delineated each residence using a wide palette of exterior finishes, including flat panels of cement board, horizontal cement siding, stucco, and Corten steel (designed to "rust" to a coppery patina).

The townhome interiors have a spacious feel despite their width, thanks to double-height living room ceilings with huge street-front windows that bring light inside. "What we didn't have in width we made up in volume," Ehrlich says. Each layout includes an alley-entrance garage, first-floor office/retail space level with a restroom in back, second-floor living and kitchen areas, and a bedroom in a closed loft configuration on the third level. To channel light into the deepest parts of the plan, bedroom lofts are outfitted with operable casement windows overlooking the living room.

As befits the loft concept, the basic model's finish is … well, basic. The standard floors are finished sheets of plywood, and the floor/ceiling joists are left open with exposed plumbing and electrical. The stairs are steel. "We wanted it somewhat raw," says Ehrlich.—*T. Burney*



PHOTOS: WILL HARE

COTTAGE AT EXTOWN FARM

New Canaan, Conn.

This 17-acre farm was established in 1778 and took several interesting turns (including a stint as a jail for locals recovering from public drunkenness) before a "deed of conservation" was established in 1998 to protect its historic assets. Fortunately, the modest caretaker's cottage, which had been added to the property's south side in the 1930s, wasn't beholden to the same stringent preservation requirements as the venerable main house. That gave architect David Harlan some latitude to exercise a little revisionist history. One could easily argue that the Georgian classical makeover of the cottage looks even more historic than the original.

Working with EMR Builders, Harlan was able to retain roughly 75 percent of the existing concrete foundation and some of the original framing. He kept the 1,250-square-foot salt box intact, but then skirted it with a wide front porch, and bumped up the roof lines to create a raised central great room. Clerestory windows were added to channel in natural light, along with a new fireplace and chimney. A porch on the east side was enclosed to create a sun room, thus increasing the amount of functional conditioned space.

As one of several accessory buildings complementing the main residence (which is currently being restored), the cottage does abide by a controlled vocabulary. "The design language of the property has a hierarchy," Harlan explains. All of the barns have vertical red siding, while outbuildings are shingle-clad with plain moldings, simple corner boards, and historically accurate window sizes.

"This farm is a living history project, not a museum like Mt. Vernon or Monticello," says the architect. "Preservation was a goal, but that had to be balanced by meeting the functional everyday needs of the family."—*J.S.*

GRAND

Category: Whole-house makeover or significant addition
Entrant/Architect: David D. Harlan Architects, New Haven, Conn.
Builder: EMR Builders, Branford, Conn.
Landscape architect: Diane Devore Associates, Fairfield, Conn.
Interior designer: A. Defne Veral Interiors, New Haven

PHOTOS: ORION BISHOP

2009 BUILDER'S CHOICE

YANNELL HOUSE

Chicago

GRAND

Category: Green/Sustainable home
Entrant/Builder: Goldberg General Contracting, Chicago
Architect: Farr Associates Architects, Chicago
Interior designer: Moka Plus Design, Chicago
Landscape architect: Christy Webber Landscapes, Chicago

GOLDBERG GENERAL CONTRACTING (GGC) is known for its ability to translate unorthodox ideas into beautiful, livable houses, having built the personal residences of several noted Chicago architects. In this case, the builder was asked to pursue its first green project.

GGC is also known for not doing anything halfway, so it's not surprising that the home, designed by architect Doug Farr, achieved net-zero energy status, as well as LEED-Platinum certification.

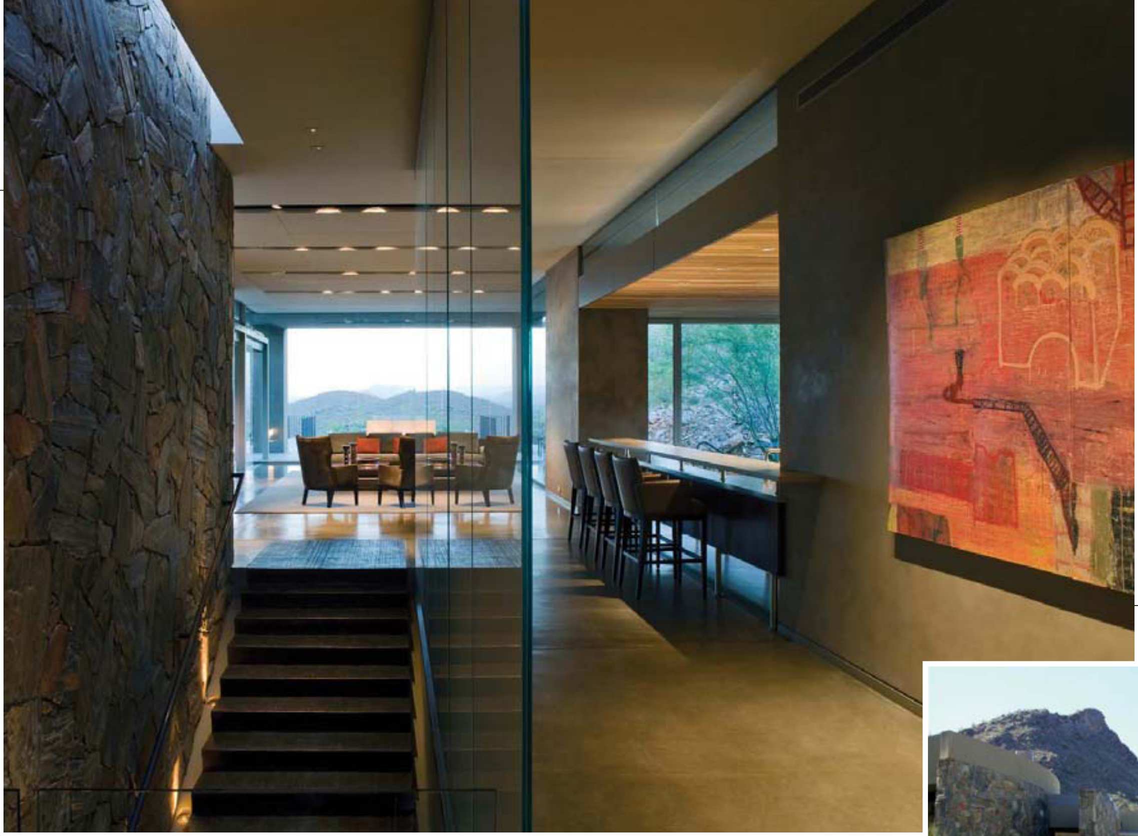
Sited on an infill lot that previously held a two-unit rental, the house consists of two volumes—a single-story section containing a main living room with a garage below grade; and a two-story form housing private spaces—with an entry foyer connecting the two wings. Farr Associates oriented the house to capture daylight and used the home's butterfly roof to provide just the right angle for the 10-kilowatt solar heating and cooling system and for water collection. The roof shape hides the solar panels from the street.

To achieve Platinum status, the project team had to adhere to strict construction processes. They deconstructed the existing building and recycled as much as possible, reusing oak floors in the new house. In addition to photovoltaics, they integrated resource-conserving systems such as solar hot water, geothermal heating and cooling, and graywater recycling.

Though the house hits high sustainable notes, it still manages to do it in a beautiful way, incorporating sleek, modern design touches and innovative materials, such as Forest Stewardship Council–certified cedar, Italian fiber-cement board, recycled walnut flooring, cement block, and a green roof.

It's an experience that convinced GGC that green building is the way to go, says project manager Jeff Berry. "Stepping outside the box was great, and we loved the freshness and the challenge." Going forward, Berry says, the firm hopes to build more houses in this way.—*N.F. Maynard*

PHOTOS: CHRISTOPHER BARRETT



GRAND

Category: Custom home, 6,000 square feet or more
Entrant/Architect: Allen + Philp Architects/Interiors, Scottsdale, Ariz.
Builder: Linthicum Corp., Scottsdale
Interior designer: David Michael Miller Associates, Scottsdale

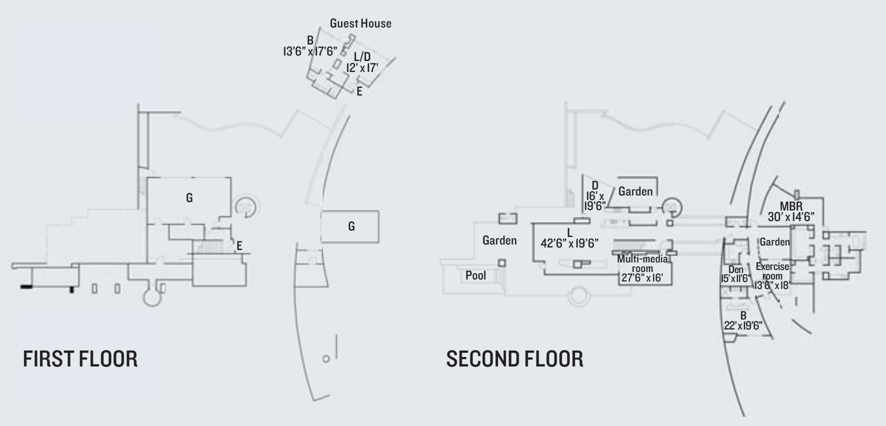
BRIDGE HOUSE
Scottsdale, Ariz.

Architect Jonathan Heilman's directive was to build a house that would be "at one with the desert." The end result is a home that resembles a desert oasis. Tucked between two Sonoran hilltops, its breathtaking views are tempered by shady terraces and a shimmering negative-edge pool that seems to disappear into the skyline.

In some parts of the 7,450-square-foot home, it's difficult to tell where house stops and desert begins. Floor-to-ceiling glass leads to a shaded terrace, which then progresses onto an open pool deck. Other glass walls wrap around atriums or jut, at angles, onto terraces. Materials used both inside and outside echo the organic grays and tans of desert sand and rock.

The home is organized into three distinct and separate realms. The living area, kitchen, and media room sit one floor above ground level, perched on the terrain like a glass pavilion. These transparent spaces are offset by a more fortress-like sleeping wing carved into the hillside, which becomes yang to the living area's yin. The third realm is a detached guest house in back containing a small living area and bedroom.

Unifying these complementary building forms is the gallery bridge—a distinctive feature from inside the house, as well as for motorists climbing the 90-foot rise over the 13-acre site. With its array of reflective glass, the bridge mirrors the mountains in the distance and marks the dividing line between public and private spaces. It also spans the driveway, creating an ethereal portal into a motor court tucked behind the house. —*T.B.* *(see page 54)*



PHOTOS: BILL TIMMERMAN PHOTOGRAPHY

2009 BUILDER'S CHOICE

CONCRETE PANEL HOUSE

Santa Monica, Calif.

Roger Kurath's client had a simple request: renovate his rundown old house in a dense Santa Monica neighborhood near the beach and give him three bedrooms. But the little house was in a state of disrepair and beyond help, so Kurath started over from scratch.

A longtime fan of poured-in-place concrete construction, the designer investigated the system, but a tight budget forced him to switch to a variation on prefab technology. Built using standard construction measurements for efficiency and easy assembly, the panels were poured flat on site and erected in place, which cost at least 30 percent less than poured-in-place.

Because the lot sits on a busy street, Kurath designed an inward-looking plan with minimal glazing on the front elevation and 2-foot-thick walls for sound attenuation. "The house also could not address the rear of the property because of an ugly building, so I created a side courtyard and designed the house around it for privacy," Kurath says. The two-story residence is an assemblage of large open spaces with tilt-turn windows and folding doors that bring light into the minimalist interior.

Though the client didn't ask for a green and healthy house, Kurath gave him one anyway. "That's how I design every house," says the Swiss native. "In Europe energy is so expensive that you are trained as an architect to be environmentally conscious."

To that end, the designer excluded air conditioning and used cellulose insulation, radiant heat under the walnut floors, and low-VOC paint throughout. Blending thrifty and expensive elements, the home features high-end European kitchen cabinets, quartz countertops, glass tiles, and Ikea bath cabinets.—*N.F.M.*

(see page 58)

GRAND

Category: Custom home, less than 3,500 square feet
Entrant/Designer/Interior designer: Design*21, Marina del Rey, Calif.
Builder: Homeowner

PHOTOS: ROBERT GREGORY

support group

GE has over 1,000 qualified technicians to serve you, and when you put your trust in the brand with the nation's largest service network, you know you'll get what you need. Count on GE service technicians to have the expertise and parts necessary to get the job done.

For more information on GE appliances, please call 866.251.1753.

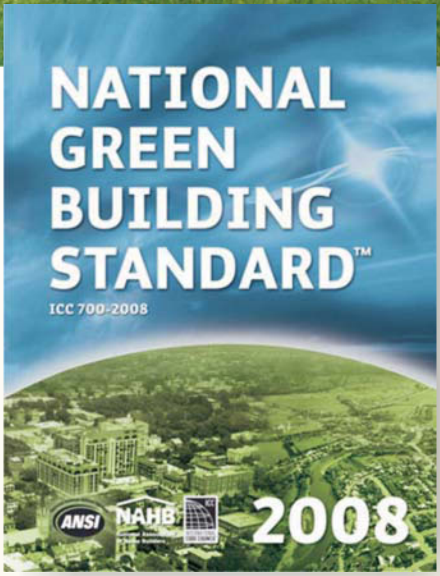
Go to http://builder.hotims.com for more info

More builders were familiar with GE, and used GE, than any other brand.
Builder Magazine, 2005 Brand Use study

imagination at work

Green Building Essentials

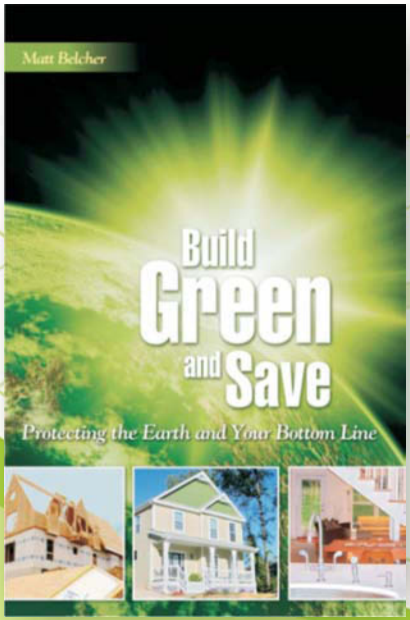
National Green Building Standard™



International Code Council® and National Association of Home Builders

A collaborative effort between the ICC and NAHB, the *National Green Building Standard*™ is the first ANSI consensus standard on sustainable Green Building for residential construction. The Standard provides the "green" practices that can be incorporated into new homes including multifamily buildings, home remodeling and additions, hotels and motels, and the site upon which the green homes are located. The four threshold levels, Bronze, Silver, Gold, and Emerald provide you with a means to achieve basic, entry-level green building, or achieve the highest level of sustainable "green" building that incorporates energy savings of 60 percent or higher.
From BuilderBooks, 2009, 116 pages/Soft-cover

Item 00260 ISBN 978-0-86718-641-3
Retail $35.95 Member $31.95



Build Green and Save:

Protecting the Earth and Your Bottom Line

Matt Belcher

This comprehensive, easy-to-read reference provides the information you need to build green — and save money.

Green builder Matt Belcher leads you through the residential construction process and details how you can apply green building techniques that will benefit your business, your relationships with your customers, your reputation, and your bottom line. Includes a breakdown of the different green guidelines and standards available, including NAHB's *National Green Building*

From BuilderBooks, 2009, 170 pages/Soft-cover

Item 00263 ISBN 978-0-86718-644-5
Retail $21.95 NAHB Member $19.95

Order Today!

www.BuilderBooks.com

800.223.2665

From red rock to black marble, VT offers a variety of stone-like laminates as well as premium edge profiles to give your countertops a high-end aesthetic. And all of our countertops are GREENGUARD certified, making them as environmentally friendly as they are beautiful. For more information on our countertops or to locate a VT PRO Team fabricator, simply log on to www.vtindustries.com.
VT INDUSTRIES
Fine Laminate Countertops
WWW.VTINDUSTRIES.COM
GREENGUARD
Go to http://builder.hotims.com for more info

2009 BUILDER'S CHOICE

DOS FLORES

Alys Beach, Fla.

It's not unusual these days to see a 1,960-square-foot townhouse with a little private outdoor space. But it is unusual to see one in which half of the rooms in the plan (yes, half) are open air.

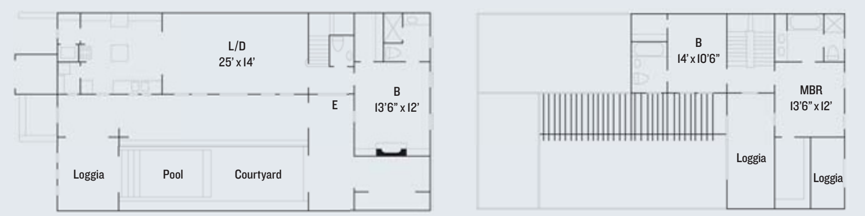
Resting on a footprint measuring just 36 feet by 80 feet, the townhouse pulls off the seemingly impossible with a zero lot-line configuration that reallocates precious yard space in an introverted way. All of the home's public rooms open to an oasis in the heart of the plan, but unlike your typical courtyard, this one isn't just a doughnut hole punched in the middle of the building. It's a delicately layered sequence of Spanish-style covered loggias, galleries, and patios, intertwined to create keyhole views.

Oriented along two axes, each intimate space has its own distinct flavor and natural light gradation. From the street, 11-foot wooden doors open to a *zaguan* (open air entry hall) that is intentionally dark in contrast to the sun-drenched courtyard and plunge pool beyond. A covered gallery paralleling the kitchen, living, and dining areas is roofed in cedar purlins with a woven cane awning to filter light for a dappled effect. The gallery culminates in a 13-foot-tall, shaded alcove, which overlooks the pool through an Andalusian archway.

In this alfresco retreat, landscaping takes on a role as important as fixtures and finishes inside the house. The joints between Dominican shellstone pavers are planted with Dichondra to create a mossy carpet, while additional plantings of horsetail, climbing English ivy, and Japanese red maple provide complementary textures to beach pebbles, whitewashed walls, and Moorish tile work.—*J.S.*

MERIT

Category: Townhouse unit, less than 2,000 square feet
Entrant/Architect/Interior designer/Landscape architect: Khoury & Vogt Architects, Alys Beach, Fla.
Builder: Wave Construction, Rosemary Beach, Fla.
Developer: EBSCO Gulf Coast Development, Panama City Beach, Fla.
Land planner: DPZ Architects and Town Planners, Miami



FIRST FLOOR SECOND FLOOR

PHOTOS: TOMMY CROW PHOTOGRAPHY

MERIT

Category: Whole-house makeover or significant addition
Entrant/Architect: B3 Architects, a Berkus Design Studio, Santa Barbara, Calif.
Builder: Randy Barnes, Santa Barbara
Land planner: Arcadia Studio, Santa Barbara

OXBOW RESIDENCE
Solvang, Calif.

How do you rehab a vintage post-and-beam house designed by the architect many consider to be the "father of the California ranch"? Respectfully.

When architect Barry Berkus undertook the remodel of this 1968 Cliff May house, he operated with two parallel objectives. The first was to preserve the integrity, concept, and spirit in which the home was originally conceived. The second was to de-compartmentalize the plan for contemporary living. Execution involved a combination of faithful restoration and new construction.

"His focus was always on light and air, so it made sense for us to open up the kitchen to the living and dining areas and to further extend the visual connections to the outdoors," says Berkus, a one-time protégé and friend of May. "The space was always bathed in light, and now it is even more so."

Plumbing, wiring, and radiant floor systems were modernized, ceilings were bolstered with extra insulation, and the kitchen and bathrooms got facelifts. But when it came to refurbishing certain signature features, Berkus went back to the source. The curtain glass wall, for example, was replaced with glazing from the original manufacturer. And the original contractor was consulted on repairs to the dramatic lattice scrim that veils a transom skylight in the living room and then projects out over the pool. Rotted pieces of grape stake—a rough-hewn redwood commonly used in local viticulture—were painstakingly replaced in the ceiling and pool pavilion.

"In this area the temperature can go over 100, and direct light is a problem for artwork, as well as indoor climate control," Berkus says. "Cliff May's original solution for filtering light was ingenious, and still is."—*J.S.*

(see page 60)

BEFORE AFTER

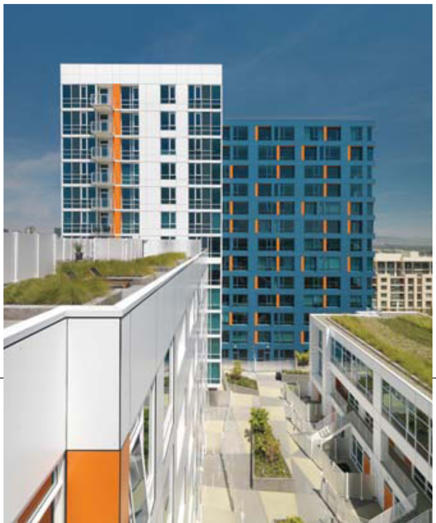
PHOTOS: GREGORY CHRISTMAN

ARTERRA San Francisco

This 268-unit condo residence targeting first-time buyers replaces a brownfield parcel in a transitional neighborhood. Now, it couldn't be less brown. Scaled for varying contexts, its three buildings—with units ranging from one-bedroom flats to three-bedroom townhomes—exude a fresh, clean vibe, and collectively wrap around a landscaped courtyard. The architects also incorporated greenbelts in vertical sections, specifying living roofs (with recreation decks) on the low- and mid-rise buildings to reduce rainwater runoff and mitigate heat, while providing verdant views for units looking down from above.

Each building's ventilated rainscreen cladding serves a practical purpose, allowing for enhanced insulation and improved indoor air quality in a climate prone to moisture intrusion. But clever façade assemblies of the technology, along with Aegean colors, also give each elevation its own personality.

Here's a project that's also super likeable from a green standpoint. More than 1,000 tons of jobsite waste were recycled during construction, and nearly half of the new building materials were made from recycled content or regionally sourced. Water-conserving plumbing fixtures now result in water savings of 42 percent (about 1.8 million gallons annually), and drought tolerant landscaping with drip irrigation systems are expected to save an additional 200,000 gallons of water per year.—*J.S.* *(see page 62)*



PHOTOS: RIEN VAN RIJTHOVEN ARCHITECTURE PHOTOGRAPHY

MERIT

Category: Green/Sustainable project
Entrant/Architect: Kwan Henmi Architecture/Planning, San Francisco
Builder: Bovis Lend Lease, San Francisco
Developer: Arterra Mission Bay, San Francisco
Landscape architect: Marta Fry Landscape Associates, San Francisco

ON TIME AND COMPLETE, THAT'S THE *real* BEAUTY.

Timberlake understands when you're in the home stretch on a building project, every day counts. That's why our business is to make your business easier.

Timberlake delivers more than beautiful cabinets. EXPERIENCE IT.

WE PROMISE

- a broad range of styles
- service to local, regional, and national builders
- on-time and complete kitchens delivered anywhere in the U.S.
- easy-to-sell upgrades and accessories that mean increased profits for you
- design and merchandising support that helps you differentiate yourself in the marketplace
- instant access to all job-related data in the field with Timberlake's mobile technology

TIMBERLAKE®
CABINETRY
A DIVISION OF AMERICAN WOODMARK CORP.

Go to http://builder.hotims.com for more info

WWW.TIMBERLAKE.COM

2009 BUILDER'S CHOICE

MERIT

Category: Resort or second-home community
Entrant/Architect/Land planner: Weinstein A|U Architects + Urban Designers, Seattle
Builder: Absher Construction Co., Puyallup, Wash.
Developer: Popkin Weinstein, Seattle
Landscape architect: Walters, Kimura, Motoda, Honolulu
Interior designer: Marcia Johnson Interior Design, Seattle

PAPALI WAILEA

Wailea, Hawaii

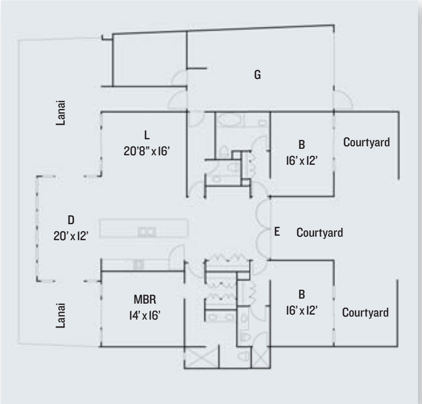
Pair an innovative site design with simple, efficient architecture and you can run the same house plan 24 times without appearing monotonous. This lush pocket resort on the island of Maui proves it.

The 10-acre parcel isn't waterfront property, but each condo residence enjoys expansive ocean views, thanks to terraced site grading (the name "papali" is Hawaiian for "little series of cliffs"). Single-family homes with shallow roof pitches are arranged on four "benches" that step down the hillside, with 16-foot vertical separations between them. As a result, the houses on the upper tiers enjoy unobstructed views over the rooflines of their neighbors down below.

Despite the tropical climate, A/C is optional in these lanai-style homes, and sometimes is not needed. Large window openings and ceiling fans promote natural cross-ventilation, and bedroom louvers channel rising hot air into a central roof gable, where it is exhausted through motor-operated gable end windows. Solar panels tucked discreetly onto storage room roofs provide domestic hot water, and clerestory windows channel in plenty of natural light, further reducing electrical consumption.

Each home's 4,150 square feet of total living area includes three separate bedroom suites (nice for visitors) and 1,150 square feet of lanai or courtyard outdoor space.

"The plan has a left-hand and a right-hand version, but it's the same plan 24 times," explains architect Ed Weinstein. "Standardizing the footprint and roof forms allowed us to protect the views, and the elimination of conventional stairs and corridors makes the houses live larger. We offered three interior finish packages, and every purchaser hired their own interior designer, so the houses look very different on the inside."—*J.S.* *(see page 64)*



PHOTOS: MICHAEL BURNS

RHEEM HEAT PUMP WATER HEATERS

Super efficient!

HP-50

Rheem HP-50

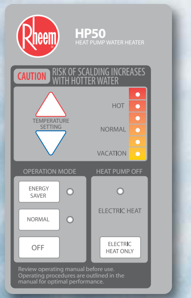
The Most Advanced, Energy-efficient Water Heater You Can Own

Rheem air-source heat pump extracts the heat from warm air, intensifies the heat with a compressor, delivers the heat to the water, and exhausts the cooler air. Because it uses warm ambient air to do most of the work, it is super efficient.

2.0 energy factor

Over TWICE the efficiency of standard electric water heaters

- Rheem heat pump technology for superb energy-efficiency



- LED touch pad controls three energy efficiency settings and water temperature
- Easy to install! Drop-in replacement in attics, garages, furnace rooms
- Standard 3/4-inch NPT water inlet/outlet and condensate drain connections
- 50 Gallon capacity
- Fast first hour recovery

Visit us today! **www.rheemhpwh.com**

email sales@rheemhpwh.com

See tax advisor for details.

ENERGY STAR

relax It's Rheem®

Rheem Water Heating
101 Bell Road • Montgomery, AL 36117-4305
800-621-5622 • rheem.com • sales@rheem.com

RH090309

2009 BUILDER'S CHOICE

BESIDE THE POINT

Connecticut River, Conn.

MERIT

Category: Whole-house makeover or significant addition

Entrant/Architect: Centerbrook Architects and Planners, Centerbrook, Conn.

Builder: Tiezzi Construction, Chester, Conn.

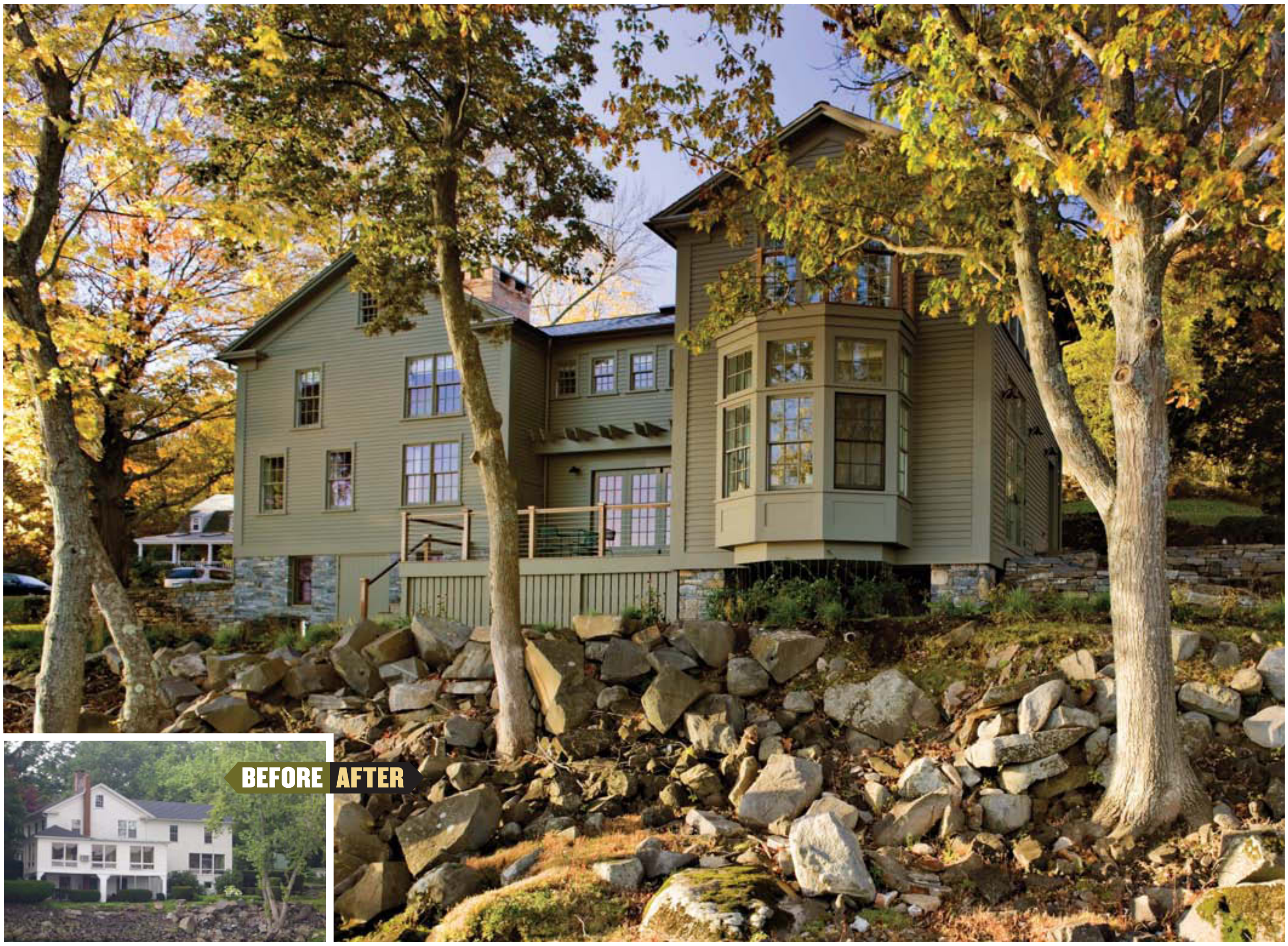
Landscape architect: Anne Penniman Associates, Essex, Conn.

Interior designer: Harris Design, Wilton, Conn.

The 19th-century home that once occupied this rocky perch was neat and well-proportioned. But somewhere along the way it lost its identity through a series of ill-conceived additions.

Centerbrook Architects' first order of business was to figure out what could be salvaged from the original. A meticulous restoration of the street-side elevation helped reconnect the house to its modest roots, but behind that façade, the original timber frame and rubble foundation had to be completely rebuilt. Sensitively placed appendages to the rear are now invisible from the street. A barn-like garage tucked into an adjacent hillside works in tandem with a natural rock outcropping to define a new entry courtyard.

Out back, the house spreads out and follows the shoreline, giving every room a view of the river. Broad hallways on the first and second floors serve as gallery spaces for the owners' art collection, and the interiors maintain some quaint touches. The painted wood kitchen cabinet doors are thru-routed with a vertical pattern to resemble antique vented cupboards; and the ceiling in the master bedroom is curved and clad in clapboard—a clever turn that evokes the feel of a wooden boat hull with its keel disguising the air diffusers.—*J.S.* *(see page 66)*



PHOTOS: ROBERT BENSON

Come see us at IBS
Booth C1109

Home elevators.
Just another crazy idea in home building.

With the price of land going up and the average size of homes increasing, a new standard in home building is on the rise. Now is the perfect time to start building a ThyssenKrupp Access home elevator into your home projects. Because soon, the only thing crazy about home elevators will be building without them. Call **800-829-9760, ext. 9576** to find out more.

ThyssenKrupp Access
Residential Elevator Division

Go to http://builder.hotims.com for more info

www.tkaccess.com
ThyssenKrupp

Rise™ | VOLANT™ | LEV® The Next Level.™ | Destiny

See our full line of home elevators at tkaccess.com or thelev.com

2009 BUILDER'S CHOICE

THE PARAMOUNT ON LAKE EOLA Orlando, Fla.

DESIGNING THE PARAMOUNT ON LAKE Eola was a little like planning a city on less than two acres. Mandatory elements included a 30,000-square-foot grocery store (with parking and loading dock), retail shops, offices, a pool and recreation deck, and residential floor plans diverse enough to accommodate price ranges from $200,000 to $1 million.

Add to that a city requirement that the ground level be scaled to match adjacent low-rise retail, a need to separate residential and supermarket parking, and the desire to wrap it all up in one seamless Art Deco/Mediterranean design, and you've got one tough challenge.

But not an impossible one. The building's foundation, a five-story podium for the grocery store and retail shops, serves as a low module that helps smooth the transition for pedestrians between the low-rise feel of the adjacent Thornton Park neighborhood and the city's skyscraper zone. A focal point at ground level is a curvy corner grocery entrance.

From that footing, a 16-story tower rises in three sections. Studded with balconies and intersected with wide expanses of silver-mullioned windows, the façade is far from flat. It indents here and there in a symmetrical way to downplay its street presence. Likewise, a fifth-floor amenity deck nestled in the center of the complex is flanked by two-story townhouses poolside. This break in massing helps to scale down what would otherwise be a canyon-like experience.

Ultimately, the project's sales results speak to its success. Despite hitting the condo-bloated Orlando landscape at the near bottom of the market in June of 2008, 309 of the 313 units were sold a year later.—*T.B.* *(see page 68)*

MERIT

Category: Condos, for sale
Entrant/Architect/Land planner: Looney Ricks Kiss Architects, Memphis, Tenn.
Builder: Hardin Construction Co., Orlando, Fla.
Developer: ZOM Florida, Ft. Lauderdale, Fla.
Interior designers: Looney Ricks Kiss, Memphis (common spaces); Architectural Design Studio, Orlando (model units)
Landscape Architect: Dix Lathrop and Associates, Longwood, Fla.

PHOTOS: TAYLOR ARCHITECTURAL PHOTOGRAPHY

Let them think you splurged

Introducing the Nouvelle Series by HOUZER

There is no room for compromise in your kitchen. You demand a look that's modern, daring and elegant. HOUZER's new Nouvelle series completes the picture. A fresh twist on a familiar favorite, Nouvelle fulfills your taste for adventure and comfortable surroundings.

A sensational splurge, or so they'll think. Learn more at www.HouzerSink.com or call 800-880-3639.

Go to http://builder.hotims.com for more info

29TH ANNUAL BUILDER'S CHOICE Design & Planning Awards hanley wood

U.S. GREEN BUILDING COUNCIL MEMBER

HOUZER®

www.HouzerSink.com

2009 BUILDER'S CHOICE

LAIDLEY STREET RESIDENCE

San Francisco

Two things that don't usually go together: minimalist architecture and life with kids.

But the architectural team of Lise de Vito and Jim Zack managed to combine both in their own 2,988-square-foot home, a three-story pair of steel, stucco, and glass boxes squeezed between two existing homes and clinging to a San Francisco hillside.

The lot is a mere 25 feet wide, putting the house inches away from the neighbors, and yet it's flooded with light, thanks to a rear elevation bump-out with floor-to-ceiling glass, offering 180-degree views of the city, hills, and Bay.

The home's focal-point, a three-story stairwell and translucent staircase, does nothing to diminish that light with its open steel stringers, and acrylic treads and risers. "There is almost too much light sometimes," says Zack of the design that his wife, de Vito, took the lead on.

A lot of that solar energy is captured on the flat roof, where photovoltaic panels provide most of the home's electricity, as well as hot water. Other sustainable attributes include panelized construction (which reduced jobsite waste and construction time), fly-ash concrete, engineered lumber, blown-in cellulose insulation, FSC-certified wood, and low-VOC finishes.

The home's three levels define three specific uses. The top floor is communal family space with a kitchen, living room, study, and guest bedroom. The middle houses the garage and master suite. And the bottom floor, which is basement on the street side and open in back, is the children's floor with a family room and two bedrooms.—*T.B.* *(see page 70)*

PHOTOS: BRUCE DAMONTE

MERIT

Category: Custom home, less than 3,500 square feet
Entrant/Developer/Architect: Zack/de Vito Architecture, San Francisco
Builder: Built Form Construction, San Francisco

LIFTMASTER® ELITE SERIES™ GARAGE DOOR OPENERS

THE PERFECT MERGING

OF TECHNOLOGY AND LIFESTYLE.

Introducing a higher standard in garage door openers.

Research tells us that consumers are willing to pay more to get more. That's what the LiftMaster® Elite Series™ is all about. Products that deliver superior performance, thoughtful innovations, industry exclusives and accessories that offer more than ever. Like our Premium Remote with its sleek styling and Smart Control Panel™ that displays the time, temperature and diagnostic information about the opener on an illuminated display panel. The LiftMaster® Elite Series™ gives you a better differentiated line of high-end products for consumers who demand greater control and more convenience.

To learn more, visit www.liftmaster.com or call 1-800-323-2276.

INCLUDED ACCESSORIES

MODEL 3850
EverCharge® Standby Power for access during power outages.

MODEL 3595
Strong 3/4 HP chain drive for the heaviest custom designer doors.

MODEL 3585
Quiet, rugged 3/4 HP belt drive.

MODEL 3575
Powerful 3/4 HP with quiet chain drive performance.

MODEL 3800
Space-saving wall-mounted jackshaft.

Premium Remote Control
Lights up with the wave of a hand.

Smart Control Panel™
Shows time, temp and diagnostics.

The only professionally installed openers with 3/4 HP strength.

Go to http://builder.hotims.com for more info

CHAMBERLAIN®
LiftMaster®
ELITE SERIES™

SUTTER BROWNSTONES
Sacramento, Calif.

When 32 residences in Sacramento's historic midtown district were razed to make way for a hospital expansion, the development deal mandated that the same number of homes be replaced elsewhere—specifically on a .73-acre spot formerly occupied by a parking structure.

But there was a hitch. The unit count demanded approximately 43 units to the acre, while neighborhood groups, concerned about property values, insisted that the new homes be fee-simple, detached residences, each with a covered parking space.

That would have been a nearly impossible density for single-family homes, if not for the ingenious pro forma crafted by LPAS. The site plan clusters four parallel rows of houses around pedestrian paseos and book-ends them with 12 perpendicular units lining the street edge. Narrowing the floor plates allowed for a 6-inch separation between exterior walls, explains architect Carl Lubawy, "although that left us with units that are only 18 feet wide, so the floor plans are very open."

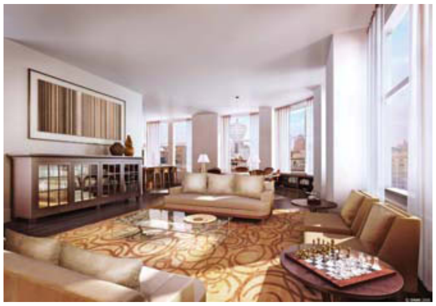
To meet the parking requirement, the plan specifies 14 attached garages and 18 detached common garages. Tuck-under space for auto courts was created by elevating the paseos 4 feet above grade, and then bumping each unit up an additional 4 feet, with front entries accessible via walk-up stoops. "Raising everything off the street turned out to be a great way of privatizing the units ... without gating them off," Lubawy says.

The project's industrial brick exteriors reference other landmark buildings in the area, and four of the homes are designed as live/work units.—*J.S.*

MERIT

Category: Infill project
Entrant/Architect/Land planner/Landscape architect: LPAS, Sacramento, Calif.
Builder: Walsh & Forster, Portland, Ore.
Developer: LoftWorks, Sacramento
Interior designer: blankblank, Sacramento

141 FIFTH AVENUE
New York



The building at 141 Fifth Avenue had good bones and a good pedigree, but over the years it has lost both its original tenants (small manufacturing businesses such as milliners, dressmakers, and printers) and many of its Beaux Arts detailing (urns, gargoyles, and even a copper-like dome and a little balcony on the corner). Like so many structures in the area, it was ripe for loft living—albeit not the kind of bohemian loft living that was en vogue a few decades ago. This would be loft living on a grander scale.

The architects from CetraRuddy set about re-creating many of those elaborate exterior details, although this time in fiberglass and cast-in-place molded stone rather than terra cotta. Inside, they exposed some of the original cast-iron columns, played up the floor-to-ceiling windows, and did what modern codes require of a residential building, making adjustments to allow more light, air, and ventilation.

That meant taking down part of the back of the structure. "In New York, you never want to demolish 1 square foot, so we created two new floors on the top of the building [to compensate]," says architect John Cetra. Because those floors are set back and somewhat hidden, they didn't change the historic character of the building.

Inside, the challenge was to combine Old World graciousness with the demands of modern living. These are lofts with real walls, modern kitchens, and hidden, energy-efficient building systems. But you won't find exposed ductwork or rugged brick walls here.—*K.S.* *(see page 72)*

MERIT

Category: Adaptive re-use project
Entrant/Architect: CetraRuddy, New York
Builder: The J Cos., New York

PHOTOS: TOP: CATHY KELLY ARCHITECTURAL PHOTOGRAPHY; BOTTOM: ALAN SCHINDLER PHOTOGRAPHY

Beautiful Folk Stories

VINYL SIDING OFFERS LEGENDARY STYLE.

The Folk Victorian style evolved from a desire for Queen Anne flair, but at a more practical value. Today's vinyl siding, architectural trim and accessories reflect that spirit of affordable beauty. Choose from a vast array of attractive profiles – including board & batten and clapboard – plus crown molding, shapes like half-cove and decorative trim. Combine them in designs that tell their own unique folk stories, engineered for generation after generation to enjoy.

VINYL SIDING INSTITUTE
America Sides with Vinyl℠

©2008 Vinyl Siding Institute, Inc.

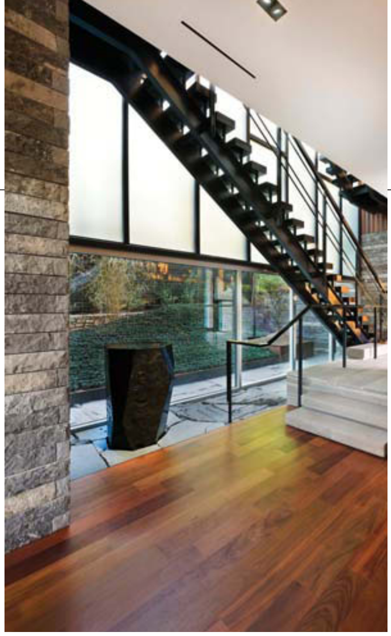
Go to http://builder.hotims.com for more info

Order your copy of the *Designing Style* design guide at vinylsiding.org/design.

2009 BUILDER'S CHOICE

EAST WINDSOR RESIDENCE

Austin, Texas



THIS HOUSE IS LOCATED ON A 200-FOOT-long triangular site with a 40-foot setback, so architect Kevin Alter was limited in what he could design. His response: a thin home that gently follows the shape of the site and brings in abundant light.

The client wanted a residence where he could live on one level, but one that would be desirable to future home buyers. Those parameters shaped the plan's hierarchy on three floors. The entry level contains a half bath and a library, while the second level features three bedrooms, two baths, and a dining room for when it's needed. "He basically wanted a one-bedroom loft," Alter says, noting that the core spaces—kitchen, living room, and master suite—are on the third floor.

Having never lived in a modern home, the client was apprehensive about clean lines and a minimalist aesthetic. Alter assuaged his fears with a warm but contemporary mix of materials, including glass, steel, oak, marble, and limestone. The east elevation is clad in a rich 16-foot ipe screen for shading, but two bifold sections permit views of the lush greenbelt and the city skyline beyond.—*N.F.M.*

MERIT

Category: Custom home, 3,500 to 6,000 square feet
Entrant/Architect: Alterstudio Architects, Austin, Texas
Builder: Crowell+, Austin
Landscape architect: David/Peese Design, Austin

ARTBLOCK 731 Boston

ARTISTS' HOUSING, IN ITS IDEAL FORM, isn't like any old housing, and this feat of urban renewal on .83 acre gets that. Kick-started by Boston's "Artist Space Initiative," the project wraps two new live/work loft buildings around a historic, Victorian-style school that was converted into artist work space in the 1980s.

Now marked by a gallery entrance and sculpture garden at street level, the eclectic campus offers 54 units of market-rate and affordable housing. That includes raw lofts featuring high floor loads, oversized doors, supplemental ventilation, and extra-large elevators, which were sold to qualified artists for $179,000 to $199,000. Resale restrictions ensure that those units will remain affordable to artist households earning 80 percent of area median income.

Envelope repairs and safety upgrades brought the old school building up to code with the addition of elevators and ramp access. And the new construction is contextual. One elevation fronting a residential area features brick-clad row homes, while a façade overlooking a busier commercial street is articulated with funky zinc shingle "fish scales," offering views inside the studio spaces via projecting angular bays.—*J.S.* *(see page 74)*

MERIT

Category: Live/Work project
Entrant/Architect/Land planner/Interior designer: ICON architecture, Boston
Builder: CWC Builders, Newton, Mass.
Developer: New Atlantic Development Corp., Boston
Landscape architect: Geller DeVellis, Boston

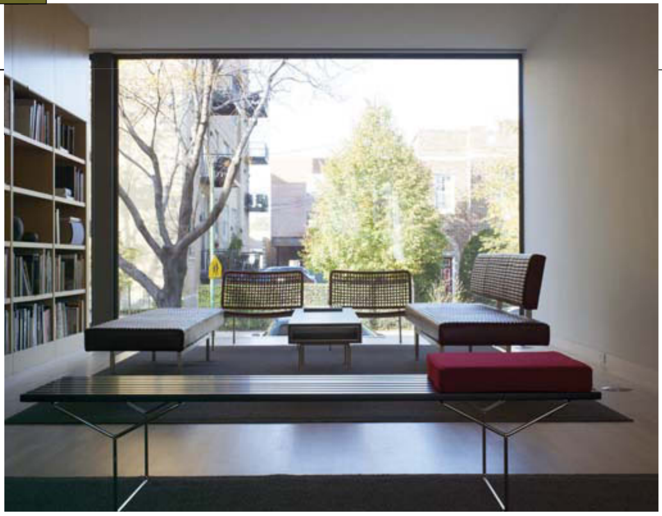
PHOTOS: TOP: PAUL FINKEL–PISTON DESIGN; BOTTOM: LUCY CHEN PHOTOGRAPHY

You're linking cities, people and life—and keeping order in a precarious world of beams, cables, concrete and steel. Nextel Direct Connect® lets you keep your build site on track and in touch, so even if you're atop a crane and your crew is across a river, we'll help you bridge the gap. Nextel Direct Connect. Only on the Now Network.™ 1-800-NEXTEL-9 sprint.com/nextel

Direct Connect: Nextel and PowerSource devices operate on the Nextel National Network. International Direct Connect not included. Other Terms: "Fastest" claim based on initial call setup time. Coverage not available everywhere. The Nextel National Network reaches over 274 million people. ©2009 Sprint. Sprint and the logo are trademarks of Sprint. MOTOROLA and the Stylized M Logo are registered in the U.S. Patent and Trademark Office. Other marks are the property of their respective owners.

Go to http://builder.hotims.com for more info

2009 BUILDER'S CHOICE



MERIT

Category: Custom home, 3,500 to 6,000 square feet
Entrant/Builder: Goldberg General Contracting, Chicago
Architect/Interior designer/ Landscape architect: Brininstool + Lynch, Chicago

CLAREMONT HOUSE

Chicago

One could argue that some of the most dynamic design work today is taking place in urban areas, where architects are forced to think creatively. Located on a narrow site, the light-filled Claremont House would make a good case study in that debate.

Architect Brad Lynch made efficient use of the narrow city lot by building up, but he specified large windows (measuring 10 feet high and 14 feet wide) to permit views through the entire house to the courtyard. Lateral steel bracing in the front, middle, and rear made it possible to eliminate interior walls that would otherwise obstruct the view.

The interior is marked by open spaces, clean lines, and radiant-heated floors. A staircase promotes passive heating and cooling by channeling hot air up and out through windows at either end of the stair runs. Though the building is decidedly modern, it plays nicely with its neighbors in material (brick) and scale.—*N.F.M.*

MERIT

Category: Affordable housing community
Entrant/Architect/Land planner/Interior designer: Joseph Wong Design Associates, San Diego
Builder: Roel Construction, San Diego
Developer: Father Joe's Villages, San Diego
Landscape architect: Garbini & Garbini Landscape Architecture, San Diego

16TH & MARKET

San Diego

This 12-story project is the only one in downtown San Diego serving residents earning up to 50 percent of the median income, so it would have been easy for the developer to do something utilitarian.

Instead, the nonprofit developer, Father Joe's Villages, brought in Joseph Wong Design Associates to design a crisp, clean-lined, mixed-used project that enhances the street with ground-floor retail, at the same time addressing residents' needs with community outreach facilities, a courtyard recreational area, and a covered rooftop common area.

The architects organized the one-, two-, and three-bedroom units to promote cross breezes, provided small balconies, and used recycled-content local materials for sustainability.—*N.F.M.*

(see page 76)

PHOTOS: TOP: CHRISTOPHER BARRETT; BOTTOM: PAUL BODY PHOTOGRAPHY

Only Napoleon®

gives you the Builder's Advantage.

Perfection in Every Crystal

Napoleon's Limited LHD50 Edition fireplace is made with CRYSTALLIZED™ - *Swarovski Elements*, presented in a dazzling "necklace" design.

From traditional to contemporary designs...
Napoleon® offers products to suit your lifestyle.

napoleonfireplaces.com or call 1-800-461-5581

Go to http://builder.hotims.com for more info

NAPOLEON®
QUALITY FIREPLACES
Award Winning Products

DEVRIES PLACE SENIOR APARTMENTS Milpitas, Calif.

DeVries Place is rich in history. Some of it comes by way of the memories and storytelling of its residents, while some is embodied by a historic, 4,250-square-foot Prairie-style house that was rehabilitated and relocated on site for use as apartments and community rooms.

The project's new four-story apartment building is contemporary in style, yet complementary of the historic residence. A prominent entry colonnade is marked by broad columns of similar proportions to the pilasters of the original house, and living room bays capped with deep aluminum sunshades evoke the Prairie-style roof overhangs. Residents enjoy a public library, health center, movie theater, rooftop deck, and fitness center.—*M. Stern-Morales*

MERIT

Category: Senior housing
Entrant/Architect: HKIT Architects, Oakland Calif.
Builder: J.H. Fitzmaurice, Oakland
Developer: Mid-Peninsula Housing Coalition, Foster City, Calif.

CASAS LAS GRANADAS Santa Barbara, Calif.

MERIT

Category: Affordable housing project
Entrant/Architect: Peikert Group Architects, Santa Barbara, Calif.
Builder/Developer: People's Self Help Housing, San Luis Obispo, Calif.

With its quaint boutiques, wine culture, and picturesque Spanish architecture, Santa Barbara isn't a place one expects to find affordable housing—which is partly what makes this clever little infill gem so spectacular. You'd never know it's affordable.

What's more, you'd never peg it as new construction in a historic district. The 12 pretty apartments look like they've always occupied that tenth of an acre wedge between a parking garage and an adjacent commercial building. Units ranging from 485 to 602 square feet honor the town's storied vernacular with high ceilings, decorative tile, bleached stucco and clay tile roof exteriors, arched colonnades, and iron gates and lanterns.

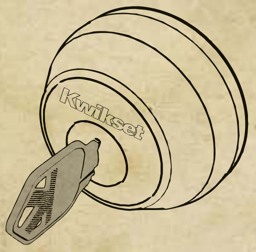
Residents enjoy private balconies overlooking a public plaza and library,

plus easy access to a public bike station next door, mass transit, shopping, and parks. Transforming what was formerly a blank wall into an active streetscape, the project still manages to offer rents of just $560 to $680 per month to workers with incomes between $27,250 and $43,600 per year.—*J.S.* *(see page 78)*

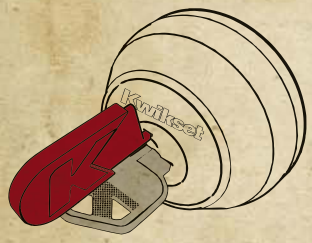
PHOTOS: TOP: MISHA BRUK STUDIOS; BOTTOM: EMMALEE THOMAS

RE-KEYING A LOCK IS NOW QUICKER AND EASIER THAN READING ALL THE COPY IN THIS AD.

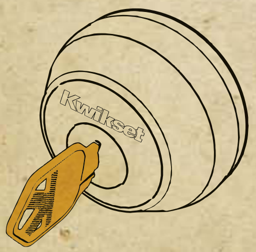
Welcome to the first sentence of the most exciting re-keying advertisement you will ever in a million years read. It's about SmartKey from Kwikset and it's really going to start picking up. Still with us? Let's move on.



:03



:06



DONE

It's not every day you come across an ad so long and so ripe with information about SmartKey by Kwikset. It's your lucky day. And since re-keying technology is important and beneficial to you, dear reader, we wanted to give you several compelling reasons to keep reading. To find those compelling reasons, just keep reading. We promise you're going to be really, really compelled.

The first reason you may want to re-key your locks with SmartKey is that efficiency will skyrocket on the job site. Since you can re-key locks in seconds, you'll be in control of every single lock on the lot. You, the keeper of keys. The commander of control. That's a good title to have, by the way. A really good one.

Another reason to re-key your locks with SmartKey is that, it saves you time and money. Not just time. Not just money. Time and money. Those are two great things to be saving. That happens because you won't have to take the lock off the door, replace all those little pins and then re-install it on the door. Just re-key the lock in seconds, and poof, you're on your way. Richer and with time to spare. Nice.

One more no-brainer benefit is the added security and key control you get. You manage every single lock on the job and, therefore, reduce the cost and hassle of missing keys. Lose one? Simply re-key the lock. And you're all set. Who couldn't use some extra security and control? That's a trick question. Everyone could. Fact.

The last amazing benefit of SmartKey is the dramatic reduction of key-related callbacks and post-job annoyances associated with keying. It used to be a giant pain in the neck. But now, it's like swatting a fly. Except faster. Much faster.

You are now the most compelled person on the planet. You're armed with four pretty rock solid reasons to re-key your locks with SmartKey. But just for fun, let's do a little recap. Re-keying your locks is fast, easy, efficient, increases security, and turns you into the captain of lock and key. Thanks for sticking with it this long. Now how about a handshake. Haha. Just kidding. I don't have hands.

Kwikset SMARTKEY®

GetSmartKey.com

Go to http://builder.hotims.com for more info

2009 BUILDER'S CHOICE

ORION

New York

From the start, the Orion, a 60-story building on Manhattan's refurbished 42nd Street corridor, was all about amenities. More than a handful of twenty- and thirty-something buyers affectionately refer to it as "the party building."

Originally, those amenities, including terraces, a pool, meeting rooms, and "a fantastic laundry room" were planned to occupy the middle of the building (floors 28–30) for pricing reasons, explains architect John Cetra. Condos with the best views were to be located above these communal floors, with rental units (offering less spectacular views) falling below. Elevator runs would be split in half, meeting in the middle, with the first bank going from ground level to the 28th floor, and the second bank picking up from there and going up to the top floor.

When the developers decided to go for an all for-sale pro forma, the building plan still made sense, both architecturally and structurally.

"We took a 60-story building and split it in half so that [mechanical] systems would be fed to the middle from down and up," says Cetra. "This allowed the building to be zoned in a way that minimized energy loss and wasted duct space." Complementing midtown's skyscrapers, the Orion's sleek curtain wall gives it a distinct presence in comparison to traditional Manhattan residential buildings with their heavy, masonry slab construction. Streamlined interiors feature frameless cabinetry and stones the architects handpicked from quarries in five countries.—*K.S.*

MERIT

Category: Condos, for sale
Entrant/Architect: CetraRuddy, New York
Builder: Bovis Lend Lease, New York

MERIT

Category: Apartments, rental
Entrant/Architect: Kwan Henmi Architecture/Planning, San Francisco
Builder: Barry Swenson Builders, San Jose, Calif.
Developer: Prometheus REG, San Mateo, Calif.
Landscape architect: Robert LaRocca and Associates, San Francisco
Interior designer: Creative Design Consultants, Costa Mesa, Calif.

ICON@PARK

Emeryville, Calif.

Emeryville is an eclectic area with a preponderance of neighborhoods in the process of morphing from industrial to residential mixed uses. This stalwart apartment building celebrates the grittiness of what was there before, but then adds a touch of refinement. It's the tension between the two aesthetics that makes it interesting.

Kwan Henmi Architects started by salvaging an old brick parapet wall from the metal plating factory that previously sat on site, recasting it as the entry for the 54-unit residential building. That façade then became the springboard for rhythmic massing all around that alternates solid masonry with dramatic steel-framed windows. Eleven live/work units and a cafe line the street at ground level, hiding 83 parking spaces inside the building.

The intermingling of solid muscle and translucency carries through inside, where corridors mix concrete columns with light and air. Polycarbonate ceiling panels are back-lit, allowing plumbing and mechanical systems to show through in an abstract, arty way.—*J.S.* *(see page 80)*

PHOTOS: TOP: ALAN SCHINDLER PHOTOGRAPHY; BOTTOM: RIEN VAN RIJTHOVEN ARCHITECTURE PHOTOGRAPHY

FAUCETS.

FIXTURES.

APPLIANCES.

LIGHTING.

PASSIONATE PEOPLE!

At Ferguson, it's true that our inventory is huge. Our distribution expertise is unrivaled. And our one-stop shopping for building products is the height of convenience. But there is one thing we supply that building professionals have come to rely on again and again for over 50 years – **our people.** Our associates make certain you can depend on Ferguson – where friendly service, expertise, and a willingness to go the extra mile are never in short supply.

Nobody expects more from us than we do℠

ferguson.com/builder

COVER CONTROL™ ADAPTER

F-GN2200 VICTORIAN FAUCET

EVOLUTION PRO SERIES®

EVOLUTION SEPTIC ASSIST®

TRANSCAPE H-VIEW® FAUCET

FERGUSON®

insinkerator®

Go to http://builder.hotims.com for more info

© 2009 Ferguson

2009 BUILDER'S CHOICE

HOUSE 6

Menlo Park, Calif.

Of all building materials, concrete is one of the eco-friendliest. It's locally available almost everywhere, it creates a fine thermal mass, and it's ready to go once the forms are removed, requiring no additional finish work or materials. But it can appear cold and monolithic in large quantities.

This tendency toward bland uniformity isn't so much of a problem when designer Fu-Tung Cheng is the one orchestrating the pours. The concrete walls of this 4,100-square-foot home are differently textured, and some feature abstract veining similar to that found in natural rock formations.

To achieve this effect, Cheng used a slip cast technique to create a series of 4-foot-by-8-foot board-formed panels ("lifts"), which were then ganged together. Working on this intimate scale, as opposed to 20-foot forms, allowed the introduction of subtle bands of color and swipes of exposed aggregate before the concrete was set. Engineering the home's concrete core as an assemblage of smaller pieces also allowed for repeated reuse of the same plastic laminate and plywood molds, thus reducing construction waste.

But the residence isn't constructed entirely from concrete. Wood-framed "wings" housing private quarters (bedrooms and a study) render it softer around the edges.—*J.S.*

MERIT

Category: Custom home, 3,500 to 6,000 square feet
Entrant/Architect: Cheng Design, Berkeley, Calif.
Builder: D. Carlson Construction, Los Gatos, Calif.
Landscape architect: Ron Emerson Garden Design, La Honda, Calif.

PARKVIEW TERRACES

San Francisco

MERIT

Category: Affordable housing
Entrant/Land planner: Fougeron Architecture, San Francisco
Architect: Kwan Henmi Architecture/Planning, San Francisco
Builder: Cahill Contractors, San Francisco
Developer: AF Evans & Chinatown Development Center, Oakland, Calif.
Landscape architect: Stevens & Associates, San Francisco

Architects of affordable housing are always faced with the challenge of doing a lot with a little budget. The designers of this project were tasked with doing a lot with a little of everything.

Specifically, they needed to squeeze 101 units, along with common areas, social services offices, outdoor living spaces, and parking for 22 cars on a 16,500-square-foot lot. Building higher than 75 feet wasn't an option, as doing so would have triggered unaffordable high-rise expenses. And given the lot orientation, a typical building configuration would have left residents light-starved and straining to get a view of the park across the street.

Their answer to the challenge was an L-shaped building with distinctive, staggered wave-like undulating windows. The extra glass makes the units feel roomier with the added bonus of bringing more light and better views to north-facing apartments. The massing, which is eight-floors high on one side and then drops down to four floors on the other arm of the L, also ensures that sunlight is available to south-facing and fourth-floor terraces. A sloped lot allowed room to tuck parking and storage underneath. Exposed concrete slabs added interest to the outside walls.

Still, there was room for a few extras, including a two-story lobby, salon, therapy center, and community room. The final cost was $25 million, $250 per square foot for construction and $250,000 in land development costs.—*T.B.* *(see page 82)*

PHOTOS: TOP: MATTHEW MILLMAN; BOTTOM: RIEN VAN RYTHOVEN ARCHITECTURE PHOTOGRAPHY

Dacor is in the details.
Perfecting our appliances. Perfecting your homes.

Dacor is more than just beauty and performance. We offer exciting appliance packages that make your homes more distinctive and competitive. By offering the style and luxury of Dacor, you'll show buyers that you are as passionate about the details as they are.

Go to http://builder.hotims.com for more info

For more details or to schedule a personal meeting, visit **dacor.com/builder** or call 800.793.0093.

dacor®
The Life of the Kitchen.®

CONOVER COMMONS
Redmond, Wash.

MERIT

Category: Single-family detached community
Entrant/Builder/Developer: The Cottage Co., Seattle
Architect: Ross Chapin Architects, Langley, Wash.
Land planner: Triad Associates, Kirkland, Wash.

For many high-tech professionals, living close to work means giving up the single-family home and yard and settling for an attached townhouse or condo in an urban infill location.

Not so at Conover Commons, one of several small pocket communities masterminded by The Cottage Co. and Ross Chapin Architects. Located just two miles from Microsoft's world headquarters, the little village, which orients 12 close-knit cottage homes around shared gardens and greenbelts, is just a short skip to jobs, shopping, entertainment, and recreational activities.

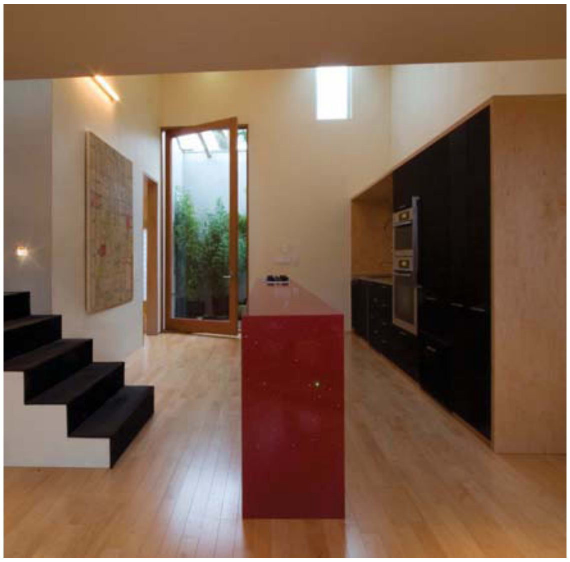
But you'd never know it. Wetland conditions and preserved forest create natural buffers to give the neighborhood a feeling of privacy and serenity. "It's a very unique site," says Linda Pruitt, principal and owner of The Cottage Co.

And a sustainable one at that. Ever conscious of its carbon footprint, the 9.5 acre project, which secured a 4-star Built-Green rating, makes efficient use of this unwanted scrap of land (deemed by most developers to be too small for their purposes). More than half of the jobsite waste was recycled. That included felled trees, which were milled and used in the project's construction.—*M.S.M.*

LEONE LIVING
Santa Monica, Calif.

MERIT

Category: Whole-house makeover or significant addition
Entrant/Architect/Interior designer: Minarc, Santa Monica, Calif.
Builder: Homeowner



Minarc, whose name is a play on "minimalism in architecture," took a down-at-the-heels house in Santa Monica and worked its trademark magic for simplified and light-filled transformations.

The goal was a redo that focuses on energy and the environment as much as on design, so the architects sited the house for maximum daylight and cross ventilation. Large 16-foot, single-hung windows and a skylight bring in light, while the absence of paint, chemicals, tiles, and carpet promote good indoor air quality. The unconventional palette includes a recycled-content exterior cladding, as well as cabinets, chairs, and stairs covered in rubber made from recycled tires.—*N.F.M.*

(see page 86)

Photos: top: Ross Chapin Architects; bottom: Ralf Seeburger

Sewer Anywhere and Save, Now!

E/One Sewer Systems can cut your sewer costs from 50 to 80 percent, and help you relieve your extended buildout headaches.

Unprecedented times demand unprecedented savings. Do you have rocky, hilly, wet or even extremely flat land where conventional gravity sewers are too expensive — or simply impossible to put in place? Whether it is a new project, or build-out of geotechnically challenged infill lots, we can help you.

Environmentally Sensitive, Economically Sensible

With an E/One system, there's no need for massive gravity trenches, huge mains or costly lift stations. The E/One pressure sewer uses a small main in a shallow trench that follows the contour of the land making for a gentler environmental footprint.

It lets you sewer virtually anywhere. Including sites where old septic systems may be dying and polluting. With over 40 years of experience, E/One a provides a most reliable sewer solution with no preventive maintenance, and virtual transparency to the homeowner.

Let us prove it – free

Send us the topo map for your next project. We'll show you how an E/One system can make your project viable and maximize your profit margin.

Call, or visit us online.
Environment One Corporation, 2773 Balltown Road, Niskayuna, NY 12309
Voice 518.346.6161 Fax 518.346.6188 www.eone.com
A Precision Castparts Company

Go to http://builder.hotims.com for more info

eone
SEWER SYSTEMS

search. source. learn. connect. ebuild.

headline!

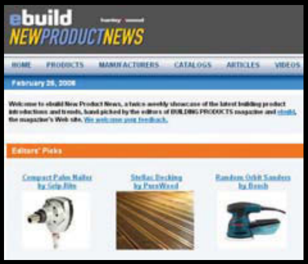
magazine!

ebuild is the destination for construction pros searching for comprehensive information about building products. ebuild provides them with a source of unbiased coverage of new products, trends and news to help them make the best buying decisions. Pros visit ebuild to learn how they can do their jobs faster, safer and easier. ebuild connects professionals to building product manufacturers, experts and peers.

features!

- More than 14,533 building product manufacturers
- More than 943 building product catalogs
- More than 2,547 new product releases
- More than 152 building product videos

e-Newsletter!



new & improved Web site!

testimonial!

"ebuild provides the new product information and innovative building techniques I need to give the best possible service to my clients."

:)

Cindy Lowes (happy customer)

hanley wood

ebuild

a 360 degree view of product information

For Years You've Come To The Big Builder Conference—
This Year, We're Coming To You

HOME BUILDING AT A CROSSROADS: ACCELERATE THE POSITIVE

In early November—for 5 consecutive days—in light of enterprise home builders' need to conserve cash but still develop plans to capture momentum at its earliest stages, BIG BUILDER's conference will go virtual with a powerful, one-of-a-kind, collaborative Web charette program.

Event participants in the management ranks of home building organizations nationwide will get a big edge on how to accelerate the positive, detect opportunity, precisely target a buyer, manage measurably, sharpen discipline, and, most important of all, get on plan for the 2010 calendar year. Don't miss this one-of-a-kind event coming this fall to a computer near you!

PROGRAM AND REGISTRATION AT BIGBUILDERCONFERENCE.COM

BigBuilder 09
THE TOOLS TO SUCCEED.
hanley wood

VIRTUAL CONFERENCE—LAUNCHING NOVEMBER 2009

WITH SUPPORT FROM

DIAMOND SPONSOR
TIMBERLAKE CABINETRY
A DIVISION OF AMERICAN WOODMARK CORP.

PLATINUM SPONSOR
MASCO

EMERALD SPONSOR
PROPANE EXCEPTIONAL ENERGY®

GOLD SPONSORS
Budget Blinds PRO
National Solutions. Local Service.
EATON
Powering Business Worldwide

SILVER SPONSOR
PPG HOME VANTAGE
HOMEBUILDER PARTNER PROGRAM

PRODUCED BY: BIG BUILDER

SPECIAL FOCUS

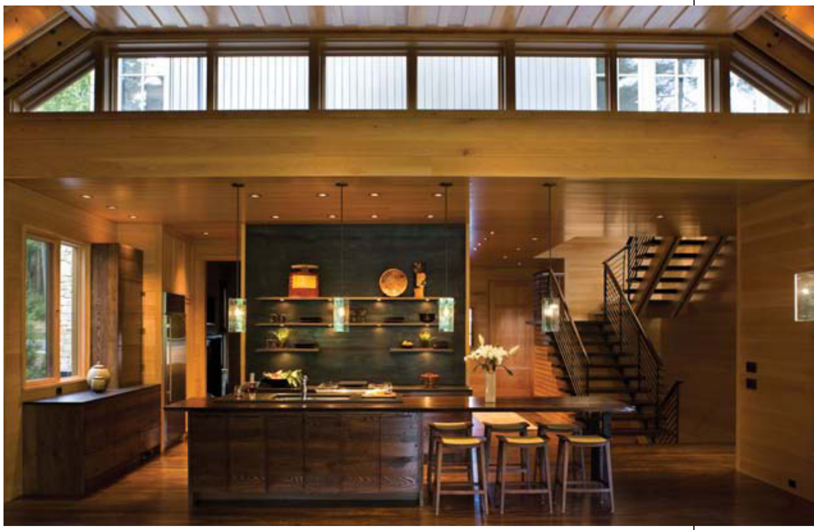
Category: Outbuilding
Entrant/Architect: Albertsson Hansen Architecture, Minneapolis
Builder: Haan Enterprises, Cable, Wis.
Landscape architect: Close Landscape Architecture, Minneapolis

CABLE LAKE GUEST HOUSE Cable, Wis.

Homespun and efficient, this tiny cabin shows what's possible in 240 square feet. Built in the 1920s, the original shelter (with adjoining boathouse) couldn't be expanded, yet the owners wanted it converted into a guest retreat to complement the main cabin on a 10-acre lakefront property. Albertsson Hansen Architecture replaced the existing windows, wrapped the corner with two new windows to create panoramic views of the lake, and freshened up the exterior with a standing seam metal roof, new doors, and new siding to match the original. The firm also added new doors and an outdoor shower plumbed to an exterior wall. The cozy interior now houses a small kitchenette, a half bath and water heater, a wood stove, a queen bed, and a small seating area. The restored boat storage bay sports racks for kayaks, a scull, and a 1960s Chris-Craft power boat.—*J.S.*

PHOTOS: TOP: PETER BASTIANELLI-KERZE; BOTTOM: DAVID DIETRICH PHOTOGRAPHY

NEATHERMEAD RESIDENCE Asheville, N.C.



Creating a kitchen that is at once minimal and functional sounds like an exercise in opposing philosophies, but this one manages to pull it off. Designed as an open pavilion, the main workspace features furniture-style cabinetry and is noticeably devoid of the usual heavy-duty culinary equipment. Waist-high appliances such as the oven and dishwasher are discreetly hidden behind the island, while taller units—the fridge, wine storage, and microwave—are tucked into a pantry alcove around the corner.

Generous use of local materials and custom work by local artisans gave this handsome space a unique flavor and also helped the overall house garner a North Carolina Healthy Built Home bronze rating. Homegrown features include a blackened steel backsplash, custom lighting fixtures, a natural walnut island countertop, and wormy chestnut cabinets.—*J.S.*

(see page 88)

SPECIAL FOCUS

Category: Kitchen
Entrant/Architect: Carlton Architecture, Asheville, N.C.
Builder: Cardinal Building Systems, Brevard, N.C.
Developer: Biltmore Farms, Asheville
Landscape architect: LaQuatra Bonci Associates, Asheville
Interior designer: Alchemy Design, Asheville

Bold Look–Outstanding Performance

Timberline® Prestique® High Definition® shingles from GAF-Elk are the next evolution of North America's #1-selling architectural shingles. With a bold look–and classic performance– that your customers will find hard to resist.

There's nothing quite like them...

...thanks to our patented High Definition® shadow banding, combined with our randomly-blended top layer. The result is a shingle with exceptional depth and dimension—and a striking look unmatched by any other brand.

See for yourself...

The color blends on Timberline® Prestique® High Definition® shingles are sharp and well defined– to give any roof maximum dimensionality and depth.

Go to http://builder.hotims.com for more info

GAF ELK™

Your Best And Safest Choice…Quality You Can Trust Since 1886!

www.gaf.com

© 2009 GAF-Elk Corporation

2009 BUILDER'S CHOICE

OWENS POOL HOUSE
Worthington, Mass.

A STEEP SLOPE CAN BE YOUR FRIEND when you're trying to avoid putting in an ugly pool fence. This clever structure provides a shaded spot for poolside lounging on one side and tennis watching on the other—and it's infinitely prettier than your standard, 4-foot-tall pool enclosure.

Leaving the surrounding grade unchanged, the architects at Burr and McCallum specified a 4-foot-high wall of indigenous Goshen stone to wrap the perimeter of the pool. On the uphill side, the stone wall rises to 8 feet, creating roof supports for a covered pavilion with ipe decking, which includes storage, a bathroom, and a small changing area. A solid door in the stone wall completes the pool enclosure requirements, and the stacked stone matches other garden walls on the property. Board-formed concrete and painted clapboards on the back side of the structure were cost savers.—*J.S.*

SPECIAL FOCUS

Category: Outbuilding
Entrant/Architect: Burr and McCallum Architects, Williamstown, Mass.
Builder: Teton Builders, Cummington, Mass.

SPECIAL FOCUS

Category: Bath
Entrant/Architect: Moto Designshop, Philadelphia
Builder: Stephen Jenkins Design-Build, Philadelphia

MCGRAW BATH
Moorestown, N.J.

THE CLIENTS BEHIND THIS RENOVATION wanted a master bath that felt clean, but not cold. Builder Stephen Jenkins and Moto Designshop responded with a sumptuous array of materials, using variations in size, color, and texture to delineate functional areas in an otherwise open space. Signature pieces include a custom rosewood vanity with mitered quartz tops, a teak bench inlaid with rosewood, and a striking teak shower pan bordered with stainless steel. Edges and corners are impeccably aligned, and flush surfaces are free of extraneous hardware to prevent visual clutter.

The rectilinear elements—in the mirrors, tiles, sconces, and faucets—create a lovely contrast to the softer sculptural elements such as a shell tub and porcelain sinks.—*J.S.*

(see page 90)

PHOTOS: TOP: ANN K. MCCALLUM; BOTTOM: PIXELCRAFT/R. TORRES

GREENBUILD
INTERNATIONAL CONFERENCE AND EXPO
MAIN ST
CONNECT TO THE CONVERSATION
GREEN

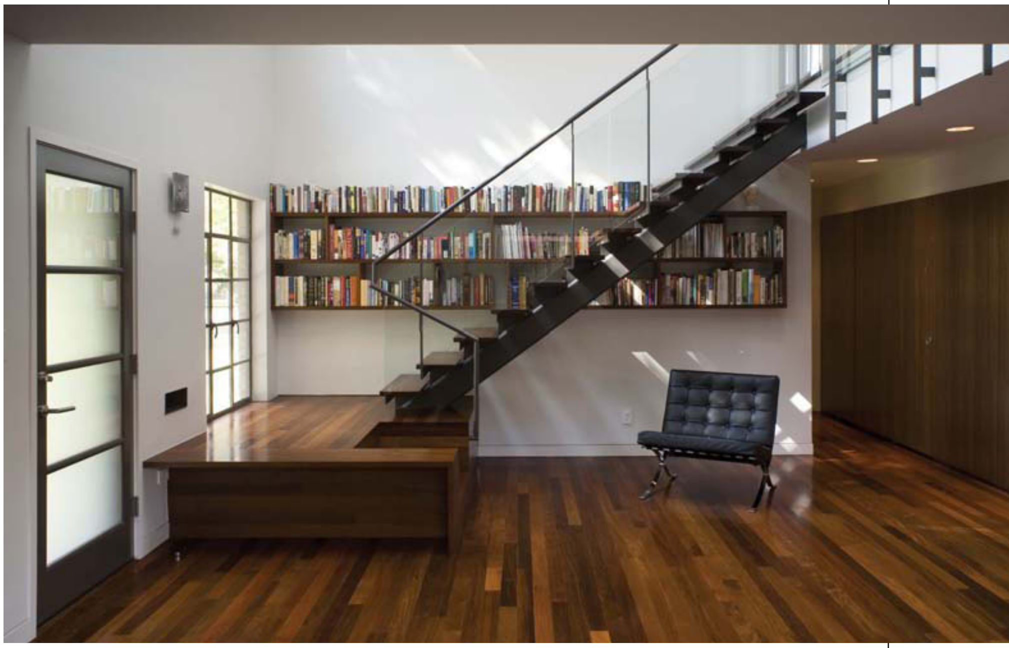
PHOENIX, NOVEMBER 11–13, 2009. REGISTER AT GREENBUILDEXPO.ORG
KEYNOTE SPEAKER THE HONORABLE AL GORE

Go to http://builder.hotims.com for more info

2009 BUILDER'S CHOICE

AVENUE G RESIDENCE

Austin, Texas



Architect Kevin Alter gutted this duplex and converted it into a two-level modernized single-family home, but he needed a means of egress to the second story that would not disrupt the flow of light. His solution is an open-riser metal staircase with a landing "box" for shoe storage. "We needed to find a light way to get up to the second floor, so we used steel stringers with ipe treads," he says. Glass railing panels under a sculptural handrail further permit the daylight that filters into the space through a large existing steel casement window.—*N.F.M.*

SPECIAL FOCUS

Category: Detail
Entrant/Architect: Alterstudio Architects, Austin, Texas
Builder: Melde Specialty Construction, Austin

MEET THE JUDGES

(Front row, from l to r): Jim Tanner, Tannerhecht Architects, San Francisco; Stephen Muse, Muse Architects, Bethesda, Md.; (back row, from l to r): Catherine Benotto, Weber Thompson Architecture, Seattle; Tom Glass, Glass Construction, Washington; Dan Green, The Green Co., Newton, Mass.; Ali Honarkar, Division1 Architects, Washington

PHOTOS: TOP: PAUL BARDAGJY; BOTTOM: MELISSA GOLDWEITZ

UPlink // VISIT WWW.BUILDERONLINE.COM/DESIGN/BUILDERS-CHOICE.ASPX TO SEE SLIDESHOWS WITH ADDITIONAL PHOTOS, FLOOR PLANS, SITE PLANS, AND SECTION DIAGRAMS FOR THE 2009 BUILDER'S CHOICE AWARD WINNERS.

Need it yesterday?

IAPMO Evaluation Service can put you ahead of schedule today.

Offering **lower prices and faster**, more credible service than other providers, IAPMO ES is the smart choice for your company's building product evaluation needs.

Choose the evaluation agency preferred by building officials everywhere: IAPMO ES.

Call or visit us online today for more information on fast, professional service from IAPMO ES.

IAPMO ES™

WWW.IAPMOES.ORG
+1.909.472.4100

5001 EAST PHILADELPHIA STREET,
ONTARIO, CALIFORNIA 91761-2816 – USA

Go to http://builder.hotims.com for more info

Your Vision.
OUR EXPERIENCE.

▲ *The Laurel Condominiums - New York, NY*

▲ *NY Botanical Gardens*

FOR OVER 60 YEARS, Connecticut Stone has provided the highest quality, natural stone products from across the globe and has consistently performed as a leader in the industry.

The Project Group, a specialized division of Connecticut Stone Supplies, Inc., comes equipped with the resourcing, design and project management experience we've gained over the last six decades. We are confident that we can execute your vision, no matter the scale.

You have the project, we have the stone.
CONTACT US TODAY.

Go to http://builder.hotims.com for more info

THE PROJECT GROUP
CONNECTICUT STONE

138 Woodmont Road
Milford, Connecticut 06460
T: 203.876.7625
F: 203.882.0998
www.connecticutstone.com

29TH ANNUAL

BUILDER'S CHOICE

Design & Planning Awards

hanley wood

GRAND AWARD
David D. Harlan Architects
Photo Credit: Orion Bishop

GRAND AWARD
Goldberg General Contracting
Photo Credit: Christopher Barrett

PROJECT OF THE YEAR
The Miller | Hull Partnership
Photo Credit: Marty Peters Photography

MERIT AWARD
Khoury & Vogt Architects
Photo Credit: Tommy Crow Photography

Thank You To Our Sponsors

for their generous support and commitment to design excellence

The Wm. S. Marvin Hall of Fame for Design Excellence Awards are sponsored by:

MARVIN Windows and Doors

The 2009 Builder's Choice Design & Planning Awards Gala is co-sponsored by:

TIMBERLAKE® CABINETRY

CONGRATULATIONS

2009 Builder's Choice Design & Planning Award Winners

HOME OF THE YEAR

The Miller | Hull Partnership

GRAND AWARD

Allen + Philp Architects/Interiors
Assembledge+
David D. Harlan Architects
Design*21
Ehrlich Architects
Goldberg General Contracting
GUND Partnership
Nestor + Gaffney Architecture
The Miller | Hull Partnership

MERIT AWARD

Alterstudio Architects
B3 Architects, a Berkus Design Studio
Centerbrook Architects and Planners
CetraRuddy
Cheng Design
Fougeron Architecture
Goldberg General Contracting
HKIT Architects
ICON architecture
Joseph Wong Design Associates
Khoury & Vogt Architects
Kwan Henmi Architecture/Planning
Looney Ricks Kiss Architects
LPAS
Minarc
Peikert Group Architects
The Cottage Company
Weinstein A | U Architects + Urban Designers
Zack | de Vito Architecture

SPECIAL FOCUS

Albertsson Hansen Architecture
Alterstudio Architects
Burr and McCallum Architects
Carlton Architecture
Moto DesignShop

PRODUCED BY

Builder

Builder's Choice

ARCHITECT SPECIFIED PRODUCT

Award Winning Homes Use Products From These Winning Suppliers

DESIGN EXCELLENCE | 2009 | Marvin Windows and Doors

2009 BUILDER'S CHOICE DESIGN AND PLANNING AWARD GALA DINNER SPONSOR

Perennial Favorite. Industry Standard.

Marvin Windows and Doors has helped give generations of builders and architects the tools to build inspirational projects. We congratulate all the 2009 Builder's Choice winners and especially the inductees into the Wm. S. Marvin Hall of Fame. Your ingenuity, creativity and commitment to the industry are an inspiration.

Wm. S. "Bill" Marvin

Named after building industry pioneer Wm. S. "Bill" Marvin, the Hall of Fame honors Bill and his vision of consistently providing the best product for customers through constant research, innovation and imagination.

Ultimate Push Out Casement

For those who want style, quality and durability in their windows, Marvin has expanded its Ultimate Casement Collection to include the Ultimate Push Out Casement and Awning. Push out hardware was the original way of opening a casement window and it is known for its classic look. Along with looks comes superior performance, including a revolutionary wash mode, which allows a person to wash the exterior glass of the casement from the inside.

Ultimate Lift And Slide

Marvin Windows and Doors introduces its largest door ever: the Ultimate Lift and Slide. Built to impress, the Ultimate Lift and Slide is built on a track system that allows door panels to open up a room while leaving the view intact. The Ultimate Lift and Slide's large sizes are perfect for homes that seek to integrate indoors and out. Hardware for the Ultimate Lift and Slide is exclusive to Marvin and combines the strength needed for a door of this size with the elegance desired by Marvin customers.

Marvin's tradition of delivering the finest craftsmanship in windows and doors began in the small northern Minnesota town of Warroad, where it continues today as a family-owned and operated company.

MARVIN®
Windows and Doors

Built around you.™

For more information visit www.marvin.com
or www.rs.ims.ca/builder

Product Spotlight

Award Winning Homes Use Products From These Winning Suppliers

Dacor

The Epicure® 36" Gas Range from Dacor offers beauty, power and precision for the most discerning homeowners. Features include Illumina™ Burner Controls, which glow in the brand's signature flame blue for enhanced style and safety; SimmerSear™ burners for the perfect simmer, sear or sauté; and a Three-Part Convection System for even heat distribution and the elimination of flavor transfer. Available with full side panels for freestanding installation or as a self-rimming island model. Minimal installation requirements.

For more information visit www.dacor.com

GAF

Builders now have a solution that combines the beauty of real slate with 21st century technology, the TruSlate™ Premium Roofing System, from GAF/Elk. It is an easy-to-install genuine slate roof that is affordable for property owners and builders alike.

For more information visit www.truslate.com

HOUZER, Inc.

This global manufacturer has produced millions of stainless steel sinks built to last a lifetime. Innovative luxury features, coupled with affordable pricing, has earned HOUZER high marks among designers, architects, and builders. HOUZER Sinks feature T-304 stainless steel, SpecPlus™ edges, MegaShield™ insulation for sound absorption with StoneGuard™ undercoat. HOUZER Sinks are code-approved and HOUZER is a member of the U.S. Green Building Council.

For more information visit www.houzersink.com 1–800–880–3639

James Hardie

James Hardie is unveiling a new concept to the building industry—siding that's engineered for climate. We want every home to have the right exterior for the right climate. Some call it visionary. We call it the HardieZone™ System. The HardieZone™ System provides siding with specific performance attributes relative to the climate where the product is being used. James Hardie now gives you the ability to put the optimum siding on a home regardless of location.

For more information visit www.jameshardie.com 1–866–4HARDIE

Lutron®

Give homeowners the energy-saving benefits of dimming with the added convenience of wireless control. The Maestro® dimmer easily installs into new construction or retrofit projects. The Pico™ wireless control functions as a lightweight handheld remote or stylish tabletop control. Add this "wow" factor to your project for only $144 retail.

For more information visit www.lutron.com

Marvin Windows and Doors

Marvin Windows and Doors continues its innovative tradition with the Ultimate Lift and Slide Door. Extremely large sizing, design flexibility and Marvin-exclusive hardware make the Ultimate Lift and Slide perfect for the homeowner looking to let the outdoors in. Like all Marvin products, the Ultimate Lift and Slide is *Built Around You*™, with all the care and attention to detail that Marvin is known for.

For more information visit www.MarvinLiftandSlide.com

www.rs.ims.ca/builder

Builder

hanley▲wood

Develop greater brand awareness and showcase your featured editorial from this industry respected publication.

Event Collateral | Media Kits | Direct Mail
Online Marketing | Recruiting Packages | Presentations

the YGS group
integrated publishing solutions

800.290.5460 | builder@theYGSgroup.com

Place your press directly in the hands of your customers and prospects with custom reprints from BUILDER.

The YGS Group is the authorized provider of custom reprint products from BUILDER.

CLOCKWISE FROM TOP: Horizon Builders' COO George Fritz, and president and CEO Joe Bohm; Architect Robert Hidey; BAR Architects' principals: (pictured l to r) Chris Haegglund, David Israel, Paula Krugmeier, and Jeff Goodwin; (not pictured): Richard Beard, Guy Chambers, Linda Crouse, Mark Koester, John V. Y. Lee, Susan McComb, Gary Schilling, and Earl Wilson.

PHOTOS: CLOCKWISE FROM BOTTOM LEFT: JOHN LEE; JONATHAN HANSON (2); ROBERT BENSON

THIS YEAR'S INDUCTEES INTO THE **WM. S. MARVIN HALL OF FAME FOR DESIGN EXCELLENCE** HAVE FORGED LONG AND SUCCESSFUL CAREERS BY APPROACHING EACH PROJECT THEY TAKE ON AS A UNIQUE CHALLENGE.

HALL of FAME

SOMETHING SPECIAL

BY RICH BINSACCA

If there's a common thread that runs through this year's trio of inductees into Builder's Wm. S. Marvin Hall of Fame for Design Excellence, along with the fact that they consistently deliver outstanding homes, it is that they consider each project an exceptional challenge. Joe Bohm, president and CEO of Horizon Builders, the first custom builder inducted in the five-year history of the program, calls it "getting our heads into the project." The second-generation principals at BAR Architects, another 2009 inductee, have forged a five-decade legacy on what they term "niche" projects that, regardless of scope or scale and what's come before them, receive a custom and contextual approach. And the success of architect Robert Hidey to time and again distinguish the homes of his merchant builder clients by ferreting out what will resonate with buyers of each particular home or neighborhood leaves no mystery as to why his work looks, lives, and sells better than almost anyone else's. It's a shared philosophy and practice that satisfies curiosity, exposes every detail, fosters collaboration, and ultimately results in better-designed and better-built buildings. And it's why these three are the newest inductees into the Hall of Fame. *(see page 98)*

HALL of FAME

CHOSEN ONES: Hidey's many Builder's Choice awards include Wyndover Bay (top), a winner in 1999, and Greyhawk (below and left), which earned an award as the best single-family detached production home in 2002.

"We borrow from proven solutions that lead to unique architectural directions and expressions." —Robert Hidey

PHOTOS: TOP: COURTESY ROBERT HIDEY ARCHITECTS; MIDDLE AND LEFT: MARK BOISCLAIR

Robert Hidey, AIA

Robert Hidey Architects

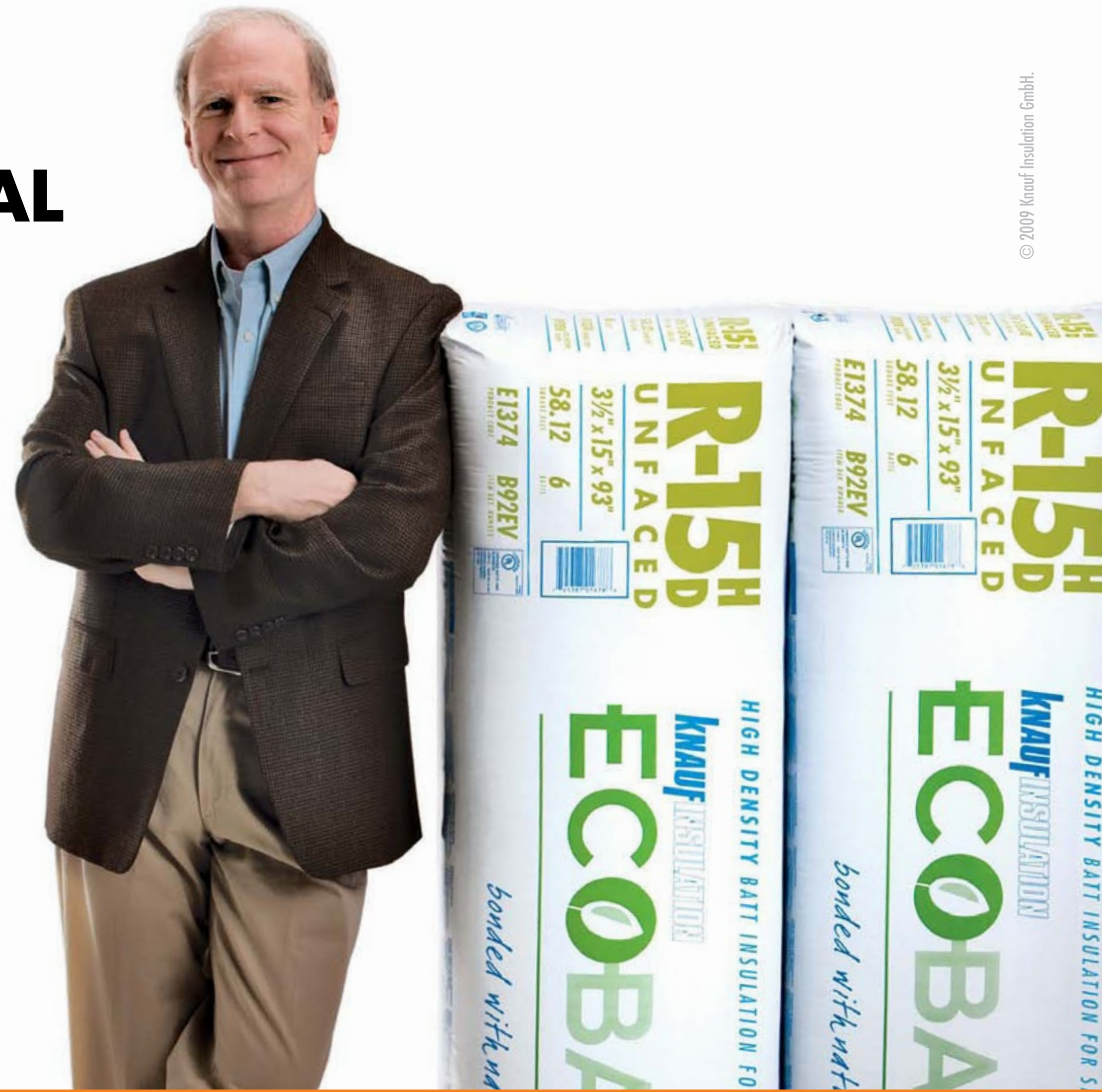
IRVINE, CALIF.

ROBERT HIDEY KNOWS LOS ANGELES. Not the one you think you know from the movies or television, but the real one. The L.A. of low-sloped clay tile roofs, courtyards, and deep, covered porches designed by architects who understood the form and function of those features. Hidey grew up in a neighborhood like that, and his experience serves as a foundation of respect for historic context, an appreciation for practicality, and a reminder that housing can (and should) be simple and special.

His trail of award-winning designs speaks to his talent as an architect, but the fact that he has delivered such exceptional design work within the production housing realm makes his accomplishments even more remarkable. Awards aren't the goal, of course. Hidey measures his success by that of his builder clients. "If they come back, we're successful," he says. And they do, with some having collaborated with the firm on more than 50 projects. The secret: On each project, for each house, Hidey seeks out what he calls practical solutions that have been overlooked or are unexpected. It may be something as simple as extra storage in a home for first-time buyers or as game-changing as detached housing at 18 units per acre, which he introduced to the Southern California market to huge market acceptance.

Hidey also leverages his respect for the past as a reference, not as a substitute for innovation. While drawn to reliable forms and materials, he gets it that modern lifestyles demand open floor plans and multi-use spaces—and still figures out a way to make them look comfortable and inviting from the street. "We design dwellings that are contextual, and that's one of the reasons they've held up so well." *(see page 100)*

NATURAL ALLIES



© 2009 Knauf Insulation GmbH.

I'm always on the lookout for new, more sustainable ways to design and build. That's why I specify EcoBatt® Insulation from Knauf for my projects.

Knauf EcoBatt Glasswool gives me the same optimal performance as all their insulation, but it's more sustainable…thanks to its abundant and renewable raw materials, high post-consumer recycled content and ECOSE® Technology.

Knauf's revolutionary new ECOSE Technology is a binder with a lower embodied energy. It is based on rapidly renewable bio-based materials—eliminating the non-renewable petroleum-based chemicals such as phenol, formaldehyde and acrylics found in traditional fiber glass insulation.

With my focus on sustainable building, EcoBatt Insulation is the natural fit for my projects.

with ECOSE® TECHNOLOGY

For more information call (800) 825-4434 ext. 8300

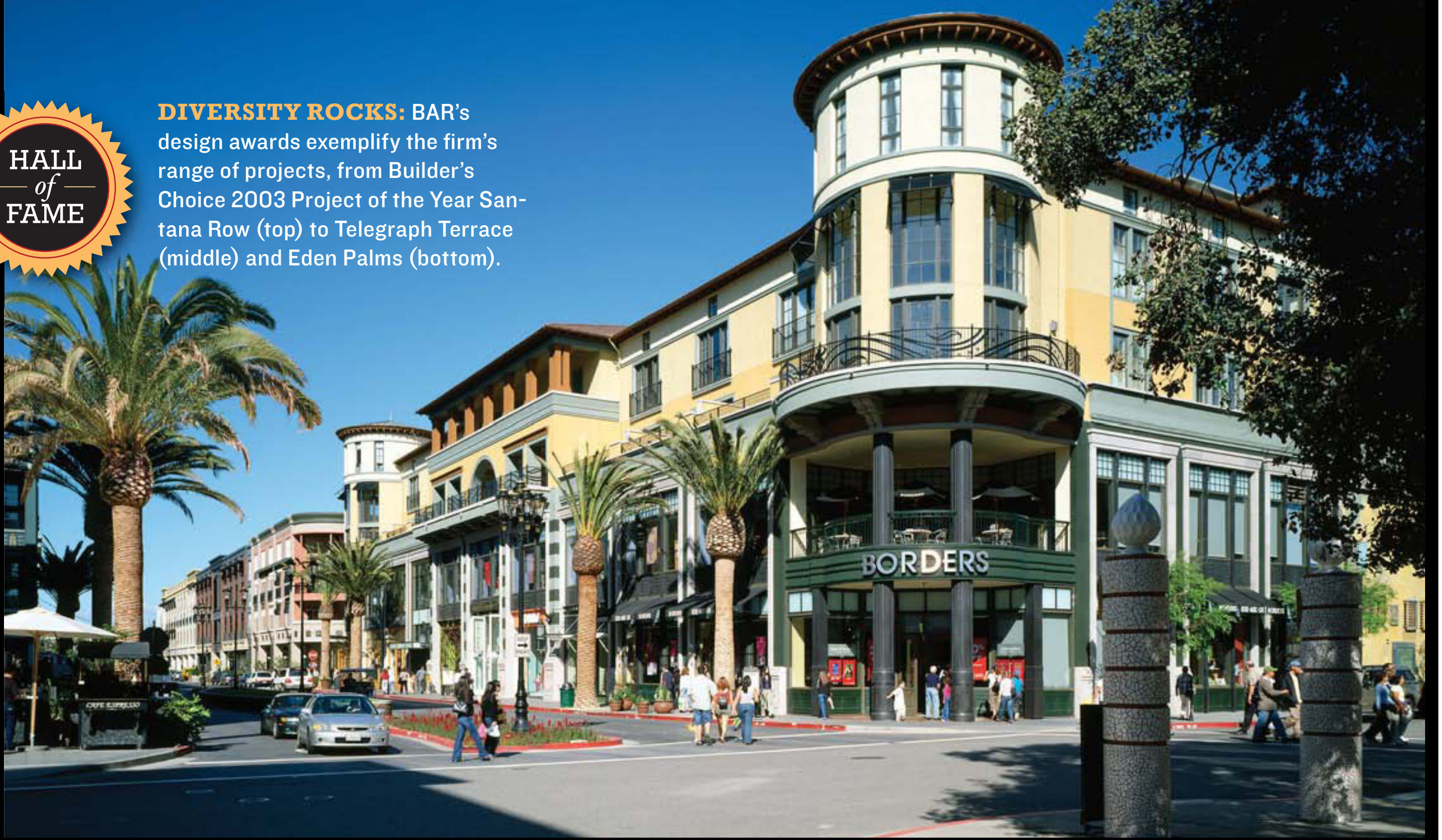
or visit us online at www.knaufinsulation.us

KNAUF INSULATION

it's time to save energy

Go to http://builder.hotims.com for more info

HALL of FAME



DIVERSITY ROCKS: BAR's design awards exemplify the firm's range of projects, from Builder's Choice 2003 Project of the Year Santana Row (top) to Telegraph Terrace (middle) and Eden Palms (bottom).

"Quality doesn't have to cost more to build. Good proportion is free."—Paula Krugmeier

PHOTOS: TOP AND BOTTOM: DOUG DUN; MIDDLE: DOUG SALIN

BAR Architects

SAN FRANCISCO

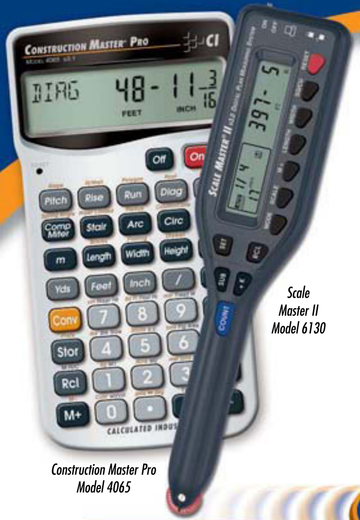
Look up "diversity" in the dictionary, and you might see BAR (pronounced "B-A-R") Architects listed as a synonym. With roots in housing—a practice area that still accounts, in various forms, for about half of the firm's current workload—its portfolio is a smorgasbord of award-winning and time-tested architecture: wineries, resort communities, entertainment facilities, corporate offices, retail shops, and schools, among other building types, not to mention a diverse range of housing that runs from custom homes to luxury high-rise senior housing in Japan's urban centers to affordable housing located throughout towns and cities in Northern California.

So how does a firm as diverse as BAR unify its approach? "What we really respond to is the unique context and goals of every project," says Paula Krugmeier, AIA, LEED AP, a principal and 20-year veteran with the firm. That approach has resulted in architecture that transcends trends and borders on timelessness. "I think you can look through the 40-year history of this firm and see that the buildings still look fresh for years after they were built," says principal David Israel, AIA, expressing one measure of success for the firm. "[The buildings] affect people in the long term in a positive way."

Increasingly, BAR Architects' diverse expertise attracts mixed-use and transit-oriented work, including the revitalization and re-envisioning of outdated office parks. BAR is interested in a version of the social networking phenomenon that creates highly connected communities with various types of buildings in close proximity that foster sustainability and livability. "The discipline of knowing a variety of market sectors allows us to understand how different uses need to and can work together," says Krugmeier. "Good design integrates multiple factors: site, context, building use, and sustainability woven together with the overall goals of the client and community." *(see page 102)*

CATCH ONE MISTAKE

and they pay for themselves!



Now More Than Ever, You Need These Tools

From start to finish, our tools help you save time, reduce costs and win more bids. *Every time. Every day.*

- Fast, accurate takeoffs for estimating, bids and layouts
- Verify all measurements and calculate material needs and costs
- Solve tough construction-math problems when you're on the jobsite or in the office

Go to our contractor web site to learn how our calculators and estimating tools can work for you.

CountOnCI.com/boss1

CALCULATED INDUSTRIES®

BDR-1009

For a dealer near you call 1-800-854-8075

4840 Hytech Drive, Carson City, NV 89706 • 1-775-885-4900 Fax: 1-775-885-4949

WELLS FARGO | HOME MORTGAGE

19th annual Pick of the Pros® promotion

Join us for 14 weeks of football fun and play for your chance to win local branch prizes and be entered in the Grand Prize drawing for a chance to win up to **$25,000 for a housing not-for-profit charity in your local community.**[1] Catch the action! Contact a Wells Fargo Home Mortgage consultant for details.

1. In the event a housing related charity is not available in the winner's community, an acceptable alternative charity will be selected.
No purchase necessary to enter or win. Must be legal resident of the 50 U.S. states and the age of majority or older in their state of residence. Begins 9/7/09 and concludes 12/13/09. To obtain a copy of the official rules send your request in a self addressed stamped envelop to **Pick of the Pros** 2009 Official Rules Request, PO Box 3970, Dept. GP, St. Cloud, MN 56397-3970. Void where prohibited or restricted. Sponsor: Wells Fargo Home Mortgage.

EQUAL HOUSING LENDER

Well Fargo Home Mortgage is a division of Wells Fargo Bank, N.A.

© 2009 Wells Fargo Bank, N.A. All rights reserved. #65493 6/09-9/09

Go to http://builder.hotims.com for more info

EDGE-ENHANCED STURD-I-FLOOR®

DURASTRAND® FLOORING

50-YEAR
NO DELAM
90-DAY
NO SAND

Engineered Performance for the World of Wood®

Forget the sanding

Durastrand Flooring stays firm and flat

Durastrand® Flooring features an enhanced edge-seal and an engineered blend of waxes and resins that block moisture and reduce or eliminate swelling even in harsh conditions. Plus it comes with a 90-day no sand and 50-year guarantee against delamination and manufacturing defects. Go for the new choice in flooring, and forget the usual hassles and call-backs.

Durastrand Flooring — On the level®

Ainsworth Group of Companies
877 661 3200 Toll free
sales@durastrand.com
www.durastrand.com

Ainsworth *Engineered*®

Go to http://builder.hotims.com for more info

®, Ainsworth®, *AinsworthEngineered®*, Durastrand®, the color Purple®, and *Engineered Performance for the World of Wood®* are registered trademarks. Sturd-I-Floor is a registered trademark of APA.

HALL of FAME

Horizon Builders

CROFTON, MD.

At Horizon Builders, Joe Bohm is the business guy and his partner, George Fritz, is the builder guy. But despite backgrounds in accounting and construction, respectively, and respect for their particular strengths, the two share a curiosity that has driven their custom home business to the pinnacle of the housing industry.

"We both prefer to involve ourselves intimately with each project, looking at every detail," says Bohm. It's an approach not to be confused with design ("You wouldn't want us to design anything," says Bohm), but rather to execute the intent of the design—a role that architects appreciate and recommend to their homeowner clients. Not only does Horizon Builders rely on architect referrals for nearly all of its work, it thrives on the relationship. "It's fun working with creative and smart people," says Bohm, who strives to avoid the battle lines often drawn in an ad-hoc design-build scenario. "Once they realize we're here to help them, they trust us."

Architects and owners also appreciate the company's commitment to building science and high-performance housing, a dedication born out of personal passion and self-preservation. "Every one of our projects has to be perfect to maintain our reputation," says Bohm, a pressure he and his partner relish. Fritz is the building science guru of the two. In addition to his own continuing education in the subject, he's hired forensic experts to improve his building practices, and he now hosts seminars on building science for architects. "I'm not strong in design, but I know how to build things," he says. "We figure out the best way to build the desired details. That's the line between drawing it and doing it."

IN CONTEXT: Horizon Builders has won many design awards, including Builder's Choice awards for West St. Mary's Manor (top) in 2003, and Piedmont Farm (below), in 2008.

"You'd better be on the path to learn something every minute." —George Fritz

Marvin Windows Loses Longtime Leader

Wm. S. Marvin's dedication to design led to establishment of the Hall of Fame for Design Excellence.

William Sibley "Bill" Marvin, the longtime president of Marvin Windows and Doors, died Aug. 31 at his home in Warroad, Minn.

Marvin, who was born Aug. 25, 1917, began his career at what was then Marvin Lumber and Cedar Co. in 1939. He was the eighth employee at the firm, which soon began making custom wood and door frames.

According to the company, Bill Marvin "later pushed to expand the offering to complete windows and doors," creating Marvin Windows and Doors and becoming its president and chairman in 1960. "Under his leadership, the company grew every year except 1961, when the Warroad factory burned to the ground."

"Bill Marvin had the vision to see that you could create a national market for custom millwork," said Frank Anton, CEO of Hanley Wood, the publisher of Builder. "He found a way to reach a thousand markets of one before it was fashionable. He found a way to bring affordable custom millwork into the hands of builders nationwide. He probably created the preeminent custom millwork brand in the industry, one synonymous with architectural style."

UPlink // READ ABOUT PAST INDUCTEES TO THE WM. S. MARVIN HALL OF FAME FOR DESIGN EXCELLENCE AT: WWW.BUILDERONLINE.COM/DESIGN/HALL-OF-FAME.

PHOTOS: TOP: ROBERT LAUTMAN; MIDDLE: ERIK KVALSVIK

For Years You've Come To The Big Builder Conference— This Year, We're Coming To You

HOME BUILDING AT A CROSSROADS: ACCELERATE THE POSITIVE

In early November—for 5 consecutive days—in light of enterprise home builders' need to conserve cash but still develop plans to capture momentum at its earliest stages, BIG BUILDER'S conference will go virtual with a powerful, one-of-a-kind, collaborative Web charette program.

Event participants in the management ranks of home building organizations nationwide will get a big edge on how to accelerate the positive, detect opportunity, precisely target a buyer, manage measurably, sharpen discipline, and, most important of all, get on plan for the 2010 calendar year. Don't miss this one-of-a-kind event coming this fall to a computer near you!

PROGRAM AND REGISTRATION AT BIGBUILDERCONFERENCE.COM

BigBuilder 09
THE TOOLS TO SUCCEED.
hanley wood

VIRTUAL CONFERENCE—LAUNCHING NOVEMBER 2009

WITH SUPPORT FROM

DIAMOND SPONSOR
TIMBERLAKE CABINETRY
A DIVISION OF AMERICAN WOODMARK CORP.

PLATINUM SPONSOR
MASCO

EMERALD SPONSOR
PROPANE EXCEPTIONAL ENERGY®

GOLD SPONSORS
Budget Blinds PRO
National Solutions. Local Service.
EATON
Powering Business Worldwide

SILVER SPONSOR
PPG
HOME VANTAGE
HOMEBUILDER PARTNER PROGRAM

PRODUCED BY: BIG BUILDER

The Most Innovative Home
The Builder Concept Home 2010 will be like nothing you've ever experienced. A depth of smart, efficient, and economical building concepts and products that no sticks-and-bricks show home can match. An online guided tour you take by yourself, for as long as you want, whenever you want, as many times as you want. Expert insight. Extensive behind-the-wall details. Multiple product choices from the industry's leading brands. It's a show home that truly reflects the New Economy, a unique virtual experience that starts at builderconcepthome2010.com.
Builder
decisioncounsel
LaLiberteOnline
MARIANNE CUSATO
Room&Board
IWPR GROUP
BHI MEDIA
Builder Concept Home 2010
A Home for the New Economy

Sponsors

Foundation

PROPANE
EXCEPTIONAL ENERGY

buildwithpropane.com

Supporting

JamesHardie

jameshardie.com

Performance

Johns Manville
hm.com

The Sherwin-Williams Company
sherwin.com

TimberTech
timbertech.com

Alliance

Fiberweb/Typar
typar.com

The Chamberlain Group
chamberlain.com

Opening for tours on **January 19, 2010** in conjunction with the International Builders' Show.

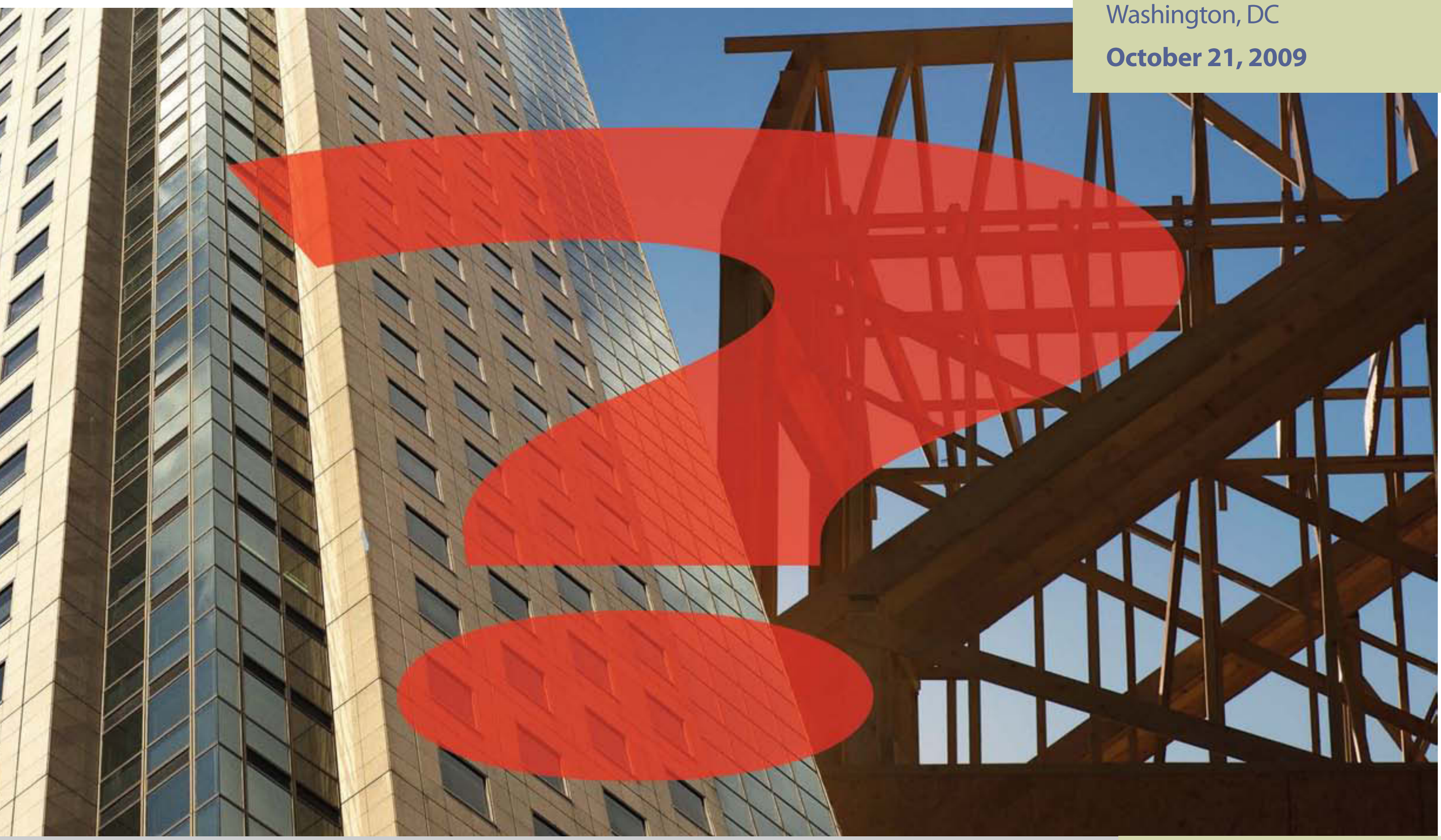
Take a sneak peek at
builderconcepthome2010.com

How will HOUSING EVOLVE?

Fall Construction Forecast Conference & Webcast

Washington, DC

October 21, 2009



Reach Higher. Work Smarter.

The **NAHB Construction Forecast Conference & Webcast** provides statistics on current market conditions and an outlook for the future. You'll hear from leading experts including NAHB's Chief Economist Dr. David Crowe about what the market conditions, recent trends and current legislation mean for employment and sales in the country's housing sector.

This event is highly interactive, geared to answering the questions at the forefront of your mind.

Two options:

- Attend in-person and interact with other attendees and speakers from around the country.
- Participate via the webcast when it is convenient to your schedule (you can download and play the webcast following the actual day's event if you're not available) or gather others in your business or local builders' association to watch together.

www.nahb.org/CFC

A Service of NAHB — The NAHB University of Housing

Sponsored by: Bank of America Home Loans

AR82981

NAHB

National Association of Home Builders

Building Systems Councils · Celebrating 25 Years · SHOWCASE

Building Systems Councils
SHOWCASE '09
October 25–28, 2009

Marco Island Marriott Beach Resort
Marco Island, FL

Systems-Built—
At the Tipping Point

A Service of NAHB National Association of Home Builders

A Service of NAHB · The NAHB University of Housing

Sponsored by: Bank of America Home Loans

Register at www.nahb.org/SHOWCASE

Building systems is the best answer to the question "How can I build smarter, greener and more efficiently?" Systems-built housing is about to reach its tipping point, and **NAHB Building Systems Councils SHOWCASE '09** is where industry leaders meet to move the conversation forward.

Gather with your colleagues to:

- **Forge relationships with new colleagues and renew partnerships with old**—90% of SHOWCASE attendees say networking is a main reason they attend
- **Sharpen your business plan**—Get the latest on management best practices, customer relations and marketing with information tailored specifically to the systems-built industry
- **Strengthen this sector and increase awareness**—Share your ideas and suggestions in executive planning sessions, meetings and events designed to create an ongoing dialogue

Register for the only national event for the entire systems-built industry today at www.nahb.org/SHOWCASE.

Join the conversation. Find us on Facebook · LinkedIn

Thank you to our sponsors:

BSC Exclusive Premier Sponsor hsbCAD North America

NETWORKING GALA
hsbCAD North America

WELCOME RECEPTION
OMG - Fastenmaster

SAND LOGO
Design House Inc.

EXHIBIT HALL RECEPTION
NAHB Research Center

LANYARDS
The Sansin Corporation

CONFERENCE NOTEBOOKS
Lowe's Commercial Services

REFRESHMENT BREAKS
ISK Biocides

PLATINUM
Lowe's Commercial Services
Merillat
Pella
Wells Fargo

GOLD
Ply-Gem Windows
Sashco

SILVER
M&T Bank
Sea Gull Lighting

GOLF BEVERAGE CART
Whirlpool

GOLF RECEPTION
Mule Hide

Trim Houses. Not Margins.

Materials	$143
Labor - 4.5 hrs.*	$181
$324.00	

Materials	$220
Labor - 1 hr.*	$44
$264.00	

Out of the Box and On the House.

Why use trim that you have to work for when you can use trim that works for you? Right out of the box, Fypon urethane millwork is ready to install. There is no need to prime, glue or fabricate pieces on the job site, and the quality is always consistent. Fypon trim provides a beautiful look without the hassle, saving you time and money. For all your trim needs, Fypon has you covered from peak to plinth.

* Material and labor costs are based on a field study conducted in June 2009 and represent the average material and labor costs of the participants; figures have been rounded. For complete detailed information regarding the study, visit www.fypon.com.

Go to http://builder.hotims.com for more info

40TH ANNIVERSARY

FYPON®

It's How You Finish.™

www.fypon.com 800.446.3040

MARKET-BUSTING HOUSEPLANS

FYPON
It's How You Finish.™

FEATURING NEW PLANS FROM THE NATION'S LEADING DESIGNERS

Builders all over the country are facing increasingly difficult challenges in today's market. In an effort to help builders maximize profits, we are offering all of the plans in this issue of BUILDER for 20% off regular price. Help your brand stand out and conquer today's market with plans that have personality. Each design features market-busting qualities, including smaller footprints, flexible and open living spaces, simple rooflines, and custom touches that offer comfort and curbside appeal. *Call 1-800-634-4773 by 12/31/09 to take advantage of this special offer.

20% OFF!*

First Floor: 2,050 sq. ft. ■ **Second Floor:** 846 sq. ft. ■ **Total:** 2,896 sq. ft. ■ **Bedrooms:** 4 ■ **Bathrooms:** 3 ■ **Dimensions:** 40' - 0" X 77' - 0" ■ **Foundation:** Slab

The homes on this page and the next are designed for accesibility and flexibility as the homeowner's needs change. This design offers the option of living all on one level after kids have left the nest.

PLAN # HWB120001 ■ 5-SET $915 ■ 8-SET $970 ■ REPRO $1,225 ■ CAD $2,085 ■ PDF $1,288

FIRST

ALTERNATE

SECOND

SEE MORE HOUSE PLANS AT WWW.BUILDERHOUSEPLANS.COM

©FRANK BETZ ASSOCIATES, INC.

20% OFF!*

PLAN # HWB1120002 ■ **5-SET** $795 ■ **8-SET** $855 ■ **REPRO** $1,065 ■ **CAD** $1,815 ■ **PDF** $1,128

Square Footage: 1,813 ■ **Bedrooms:** 2 ■ **Bathrooms:** 2 ■ **Dimensions:** 40' - 0" X 71' - 0" ■ **Foundation:** Slab

ALTERNATE

©FRANK BETZ ASSOCIATES, INC.

First Floor: 1,732 sq. ft. ■ **Second Floor:** 920 sq. ft. ■ **Total:** 2,652 sq. ft. ■ **Bedrooms:** 4 ■ **Bathrooms:** 3 1/2 ■ **Dimensions:** 40' - 0" X 79' - 2" ■ **Foundation:** Slab

20% OFF!*

FIRST

ALTERNATE

SECOND

PLAN # HWB1120003 ■ **5-SET** $915 ■ **8-SET** $970 ■ **REPRO** $1,225 ■ **CAD** $2,085 ■ **PDF** $1,288

©FRANK BETZ ASSOCIATES, INC.

20% OFF!*

PLAN # HWB1120004 ■ **5-SET** $795 ■ **8-SET** $855 ■ **REPRO** $1,065 ■ **CAD** $1,815 ■ **PDF** $1,128

SEE MORE HOUSE PLANS AT WWW.BUILDERHOUSEPLANS.COM

Square Footage: 2,171 ■ **Bedrooms:** 3 ■ **Bathrooms:** 2 ■ **Dimensions:** 40' - 0" X 83' - 0" ■ **Foundation:** Slab

ALTERNATE

©FRANK BETZ ASSOCIATES, INC.

We design with you and your budget in mind.
At Fypon, we're our goal is to work harder so you don't have to.
Our products are designed to come out of the box and on the house with less labor and maintenance than traditional materials.
800.446.3040 | www.fypon.com
FYPON® It's How You Finish.™

First Floor: 1,085 sq. ft. ■ **Second Floor:** 1,093 sq. ft. ■ **Total:** 2,178 sq. ft. ■
Bedrooms: 3 ■ **Bathrooms:** 2 1/2 ■ **Dimensions:** 32' - 8" X 72' - 0" ■
Foundation: Slab

FIRST

SECOND

20% OFF!*

PLAN # HWBI120005 ■ 5-SET N/A ■ 8-SET N/A ■
REPRO $1,089 ■ CAD $1,960 ■ PDF $1,089

©THE SATER DESIGN COLLECTION

20% OFF!*

PLAN # HWBI120006 ■ 5-SET N/A ■
8-SET N/A ■ REPRO $875 ■ CAD N/A ■ PDF $875

Square Footage: 1,462 ■ **Bedrooms:** 3 ■ **Bathrooms:** 2 ■
Dimensions: 42' - 0" X 56' - 0" ■ **Foundation:** Slab

©THE SATER DESIGN COLLECTION

Square Footage: 1,436 ■ **Bedrooms:** 3 ■ **Bathrooms:** 2 ■
Dimensions: 49' - 4" X 60' - 0" ■ **Foundation:** Slab

20% OFF!*

PLAN # HWBI120007 ■ 5-SET N/A ■
8-SET N/A ■ REPRO $875 ■ CAD N/A ■ PDF $875

SEE MORE HOUSE PLANS AT WWW.BUILDERHOUSEPLANS.COM

©THE SATER DESIGN COLLECTION; PHOTO BY: M.E. PARKER

FYPON® It's How You Finish.™

Need to save time and labor on the job site? Ask us how.

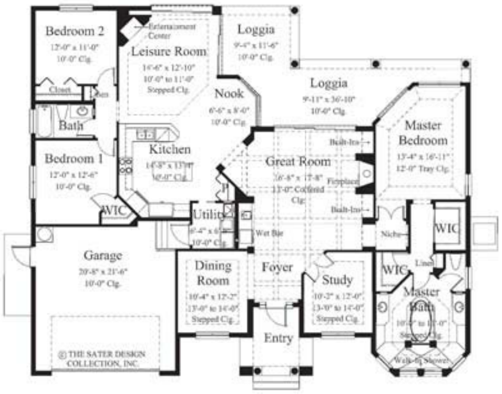
Fast Fact: It takes only 30 minutes to install a urethane door surround as compared to 4 hours to create and install a similar entry surround out of wood.

800.446.3040 | www.fypon.com

20% OFF!*

PLAN # HWB1120008 ■ 5-SET N/A ■ 8-SET N/A ■ REPRO $1,166 ■ CAD $2,098 ■ PDF $1,166

Square Footage: 2,331 ■ **Bedrooms:** 3 ■ **Bathrooms:** 2 ■ **Dimensions:** 64' - 10" X 55' - 2" ■ **Foundation:** Slab

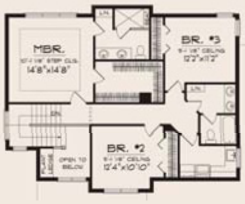


©THE SATER DESIGN COLLECTION; PHOTO BY: TOM HARPER

First Floor: 1,053 sq. ft. ■ **Second Floor:** 1,021 sq. ft. ■ **Total:** 2,074 sq. ft. ■ **Bedrooms:** 3 ■ **Bathrooms:** 2 1/2 ■ **Dimensions:** 56' - 4" X 47' - 4" ■ **Foundation:** Unfinished Basement

20% OFF!*

FIRST



SECOND

PLAN # HWB1120009 ■ 5-SET $725 ■ 8-SET $760 ■ REPRO $870 ■ CAD $1,300 ■ PDF $975

©AHMANN DESIGN, INC.

20% OFF!*

PLAN # HWB1120010 ■ 5-SET $705 ■ 8-SET $740 ■ REPRO $840 ■ CAD $1,275 ■ PDF $945

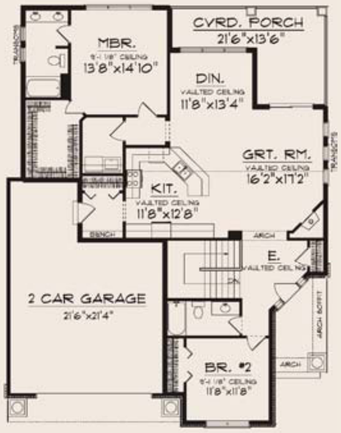
SEE MORE HOUSE PLANS AT WWW.BUILDERHOUSEPLANS.COM

Square Footage: 1,752 ■ **Bedrooms:** 3 ■ **Bathrooms:** 2 1/2 ■ **Dimensions:** 52' - 0" X 50' - 0" ■ **Foundation:** Unfinished Basement

©AHMANN DESIGN, INC.

Trim houses, not margins. Increase the resale value of your projects with Fypon.
Fast Fact: Every $2,000 invested in moulding and millwork and trim increases a home's resale value by $10,000.
800.446.3040 | www.fypon.com
FYPON® It's How You Finish.™

Square Footage: 1,580 ■ **Bedrooms:** 2 ■ **Bathrooms:** 2 ■ **Dimensions:** 45' - 0" X 59' - 0" ■ **Foundation:** Unfinished Basement



©AHMANN DESIGN, INC.

20% OFF!*

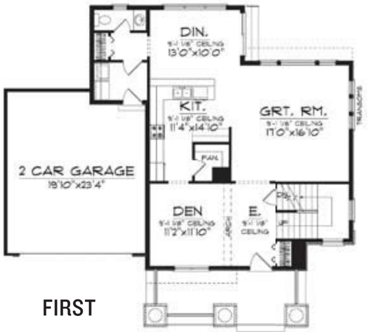
PLAN # HWB1120011 ■ 5-SET $685 ■ 8-SET $720 ■ REPRO $810 ■ CAD $1,250 ■ PDF $910

20% OFF!*

PLAN # HWB1120012 ■ 5-SET $705 ■ 8-SET $740 ■ REPRO $840 ■ CAD $1,275 ■ PDF $945

©AHMANN DESIGN, INC.

First Floor: 1,086 sq. ft. ■ **Second Floor:** 812 sq.ft. ■ **Total:** 1,898 sq. ft. ■ **Bedrooms:** 3 ■ **Bathrooms:** 2 1/2 ■ **Dimensions:** 50' - 0" X 38' - 0" ■ **Foundation:** Unfinished Basement

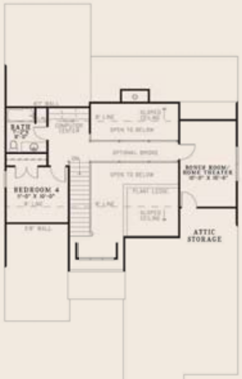


FIRST

SECOND

First Floor: 1,588 sq. ft. ■ **Second Floor:** 287 sq. ft. ■ **Total:** 1,875 sq. ft. ■ **Bedrooms:** 4 ■ **Bathrooms:** 3 ■ **Dimensions:** 42' - 0" X 68' - 6" ■ **Foundation:** Crawlspace, Slab

FIRST



SECOND

©MICHAEL E. NELSON, NELSON DESIGN GROUP, LLC

20% OFF!*

PLAN # HWB1120013 ■ 5-SET N/A ■ 8-SET $750 ■ REPRO $970 ■ CAD $1,650 ■ PDF $970

SEE MORE HOUSE PLANS AT WWW.BUILDERHOUSEPLANS.COM

FYPON® It's How You Finish.™

Trim that works for you, long after your work is done.

PVC Column Wraps surround and conceal a structural support without touching it. If the support post warps or twists, the column wrap will not be affected.

800.446.3040 | www.fypon.com

20% OFF!*

Square Footage: 1,100 ■ Bedrooms: 3 ■ Bathrooms: 2 ■ Dimensions: 44' - 0" X 50' - 0" ■ Foundation: Crawlspace, Slab

PLAN # HWB1120014 ■ 5-SET N/A ■ 8-SET $585 ■ REPRO $700 ■ CAD $1,200 ■ PDF $700

Square Footage: 1,519 ■ Bedrooms: 3 ■ Bathrooms: 2 ■ Dimensions: 53' - 0" X 56' - 6" ■ Foundation: Crawlspace, Slab

20% OFF!*

PLAN # HWB1120015 ■ 5-SET N/A ■ 8-SET $640 ■ REPRO $790 ■ CAD $1,350 ■ PDF $790

20% OFF!*

Square Footage: 1,957 ■ Bonus Space: 479 sq. ft. ■ Bedrooms: 3 ■ Bathrooms: 2 ■ Dimensions: 66' - 0" X 55' - 0" ■ Foundation: Crawlspace, Slab

PLAN # HWB1120016 ■ 5-SET N/A ■ 8-SET $695 ■ REPRO $880 ■ CAD $1,500 ■ PDF $880

SEE MORE HOUSE PLANS AT WWW.BUILDERHOUSEPLANS.COM

©MICHAEL E. NELSON, NELSON DESIGN GROUP, LLC

PVC Trim by Fypon. What wood would be if wood could be.
Submerged in water for 6 months, a piece of wood trim will swell up and eventually fall apart.
A similar piece of PVC trim will not be affected by the water.
800.446.3040 | www.fypon.com
FYPON
It's How You Finish.™

Square Footage: 1,681 ■ **Bedrooms:** 3 ■ **Bathrooms:** 2 ■
Dimensions: 56' - 6" X 53' - 2" ■ **Foundation:** Unfinished Basement

20% OFF!*

PLAN # HWBI120017 ■ 5-SET $630 ■ 8-SET $690 ■ REPRO $870 ■ CAD $1,400 ■ PDF $870

© STUDER RESIDENTIAL DESIGNS, INC.

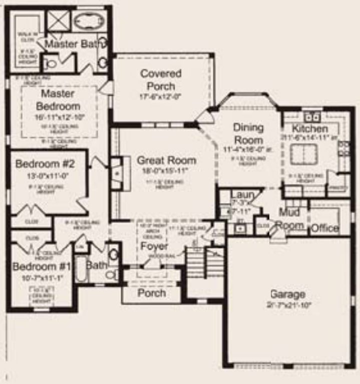
20% OFF!*

PLAN # HWBI120018 ■ 5-SET $655 ■ 8-SET $695 ■ REPRO $875 ■ CAD $1,320 ■ PDF $875

Square Footage: 1,741 ■ **Bedrooms:** 3 ■ **Bathrooms:** 2 ■
Dimensions: 56' - 6" X 56' - 6" ■ **Foundation:** Unfinished Basement

© STUDER RESIDENTIAL DESIGNS, INC.

Square Footage: 1,946 ■ **Bedrooms:** 3 ■ **Bathrooms:** 2 ■
Dimensions: 60' - 2" X 62' - 8" ■ **Foundation:** Unfinished Basement



20% OFF!*

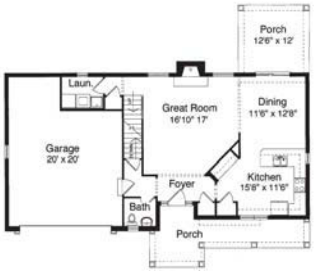
PLAN # HWBI120019 ■ 5-SET $655 ■ 8-SET $695 ■ REPRO $875 ■ CAD $1,320 ■ PDF $875

SEE MORE HOUSE PLANS AT WWW.BUILDERHOUSEPLANS.COM

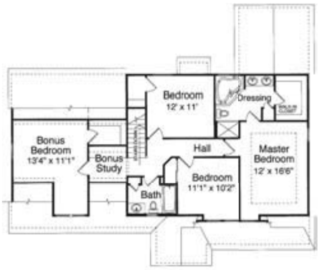
© STUDER RESIDENTIAL DESIGNS, INC.

FYPON
It's How You Finish.™
For high quality, low maintenance millwork, Fypon has you covered from peak to plinth.
Fypon offers over 1,900 stock PVC and urethane products, giving you the right product for every trim application imaginable.
800.446.3040 | www.fypon.com

First Floor: 908 sq. ft. ■ **Second Floor:** 799 sq. ft. ■ **Total:** 1,707 sq. ft. ■ **Bonus Space:** 282 sq. ft. ■ **Bedrooms:** 3 ■ **Bathrooms:** 2 1/2 ■ **Dimensions:** 53' - 8" X 33' - 10" ■ **Foundation:** Unfinished Basement



FIRST



SECOND

PLAN # **HWB120020** ■ **5-SET** $630 ■ **8-SET** $690 ■ **REPRO** $870 ■ **CAD** N/A ■ **PDF** $870

© STUDER RESIDENTIAL DESIGNS, INC.

HOUSEPLANS

ADDITIONAL ITEMS FOR SALE

Visit www.builderhouseplans.com or call for availability

Materials List ($85)
Additional Set ($60)
Mirror Reverse Fee ($55)
Full Reverse Fee ($175)
Line Rendering ($30)
Color Rendering ($100)

BY PHONE: U.S. toll free: 1-800-634-4773
Canadian toll free: 1-877-6389
Other international orders: 1-520-544-8200

BY FAX: U.S. toll free fax: 1-800-224-6699
Canada and overseas fax: 1-520-544-3086

BY MAIL: Hanley Wood Customer Care Center,
3275 West Ina Road, Suite 260, Tucson, AZ 85741

Shipping and Handling

Standard Service (7-10 business days)	$25.00
Priority Service (4-5 business days)	$40.00
Express Service (2-3 business days)	$55.00
CANADA AND OVERSEAS DELIVERIES	Fax, phone, or mail for quote

- A signature is required for all deliveries
- No COD's, all shipments require a street address, we cannot deliver to PO Boxes
- All delivery times are from the date the blueprint package is shipped
- Some add-on products incur additional shipping charges
- All prices are subject to change

ORDER PLANS ONLINE!

Go to our Web Site for hundreds of best-selling plans for builders in a form that lets you search by size, type, style, number of bathrooms, and other features, including hot buttons like home offices and first-floor master suites.

www.builderhouseplans.com

ABOUT THE PLANS

A plan order will include ideas for: General specification design notes; exterior elevations of all four views; building sections and details; interior elevations of cabinets and walls with unique conditions; electrical plans; and foundation plans. Basement plans are included only where applicable.

Plans are intended to supply ideas and potential building concepts only. Every location has its own regulations and requirements, which purchasers are responsible for meeting. Purchasers should consult a state-licensed architect before beginning any construction related to these house plans. The plans featured are prepared by independent designers and the publisher is not responsible for their content. Mechanical and plumbing codes and regulations vary widely across the country, and ideas and concepts for this portion of the design are generally not included.

REPRODUCIBLES AND BLUEPRINTS ARE NOT REFUNDABLE. EXCHANGES ON BLUEPRINTS ONLY (CALL FOR TERMS AND CONDITIONS).

HWB112

We design with you and your budget in mind.
At Fypon, we're our goal is to work harder so you don't have to.
Our products are designed to come out of the box and on the house with less labor and maintenance than traditional materials.
800.446.3040 | www.fypon.com
FYPON®
It's How You Finish.™

YOU'RE PLANNING TO INSTALL A COLUMN WRAP ON MONDAY AT 9:00.

WHAT DO YOU HAVE PLANNED FOR 9:15?

PVC Column Wraps from Fypon®

PVC Column Wraps from Fypon® combine classic style with today's performance and unbeatable efficiency. Each comes in a complete kit with cap, base and external squaring blocks and is backed by a limited lifetime warranty. Plus, the unique patent pending, semi-assembled, two-piece design cuts installation time to around 15 minutes.

PVC Column Wraps from Fypon. Performance and efficiency are easy when you have the right stuff.

New Patent-Pending Design • Easy Installation • Limited Lifetime Warranty

Go to http://builder.hotims.com for more info

FYPON®

It's How You Finish.™

www.fypon.com • 800.446.3040

FedEx®

NAHB members save with FedEx.

NAHB members can now enjoy savings of up to 29% off select FedEx® services.* Enroll today and start enjoying your special savings on FedEx shipping to help put your business a few steps ahead of the competition.

1-800-MEMBERS

(1-800-636-2377) 8 a.m.–6 p.m. EST

NAHB National Association of Home Builders

Member Advantage The Home Builders Association

*Shipping discounts are exclusive of any FedEx surcharges, premiums or special handling fees and are not available to package consolidators. Eligibility for discounts subject to FedEx credit approval. FedEx First Overnight®, FedEx SameDay®, FedEx® International Next Flight, FedEx International First®, FedEx International Priority DirectDistribution®, FedEx® 10kg Box, FedEx® 25kg Box and FedEx International MailService® not included. Eligible services subject to change. Base discounts on FedEx Express® are 19%-24%. An additional 5% discount is available for eligible FedEx Express® shipments when you ship online at fedex.com. For details on the FedEx Money-Back Guarantee, see Service Info at fedex.com. Discounts are subject to change. The FedEx Ground money-back guarantee applies to deliveries within the U.S. For details see the FedEx Ground Tariff. ©2009 FedEx.

Re:**Build**

Re:**Connect**

Re:**Focus**

2010

NAHB International Builders' Show®

Re-energize your business by attending the 2010 NAHB International Builders' Show, the building industry's largest and most important event.

Choose from more than 175 information-packed sessions…see the latest products and materials from the hottest manufacturers and suppliers… and reconnect with friends and allies.

Register today at **BuildersShow.com!**

January 19-22, 2010 | Las Vegas | BuildersShow.com

NAHB

Green Products

As governments, businesses, and individuals focus on improving the health of our environment and increasing energy independence, green building methods and green building products are taking center stage. Green, or sustainable, building is the practice of creating and using healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition (www.epa.gov/greenbuilding). According to the U.S. Green Building Council, which developed the LEED green building certification, the industry is projected to soar to $60 billion by 2010.

Smart manufacturers are staying on top of this important trend by developing green product lines — products that are less wasteful and less toxic. Keep reading to learn about one company offering an environmentally friendly line of mouldings.

Architectural Products by Outwater
Call 800-835-4400 or visit www.outwater.com

Elevating Mouldings to a Whole New Level

Every now and then, a new product comes along that defines a new standard and brings about positive changes within an industry. One such product is **Architectural Product by Outwater**'s new line of RPS Mouldings, which offers all the benefits of previous generations of polymer mouldings and more. Responsibly manufactured from select, reclaimed, renewable polystyrene resources, Outwater's RPS Mouldings have elevated this long-venerated decorative building product to a whole new level, a level that builders and their customers will immediately appreciate.

The unique recycled polystyrene compound from which Outwater's RPS Mouldings are manufactured provides a hard, strong surface ideally suited for use in high-traffic areas, and it is extremely lightweight, enabling easy installation using traditional woodworking techniques and tools. These mouldings can be cut, nailed, glued, and painted, just like wood and mdf mouldings.

Outwater's premium polystyrene compound is an environmentally friendly, ecologically sensible compound that can be recycled and is CFC free. The factory-applied finish is water based and contains no solvents. Furthermore, the polystyrene compound yields sharply defined details, perfect dimensions, and extremely consistent quality, which allows for years of repeated refinishing. Plus, because Outwater's RPS Mouldings come factory finished, they do not ever have to be painted.

"Going green" is good for the environment and good for your bottom line. Continue reading through this special section for more information about the latest green products.

Go to http://builder.hotims.com for more product information

Technology Spotlight

In the 21st Century, the most competitive businesses understand that choosing technology tools wisely and implementing them effectively can boost all areas of operation. In the building industry, a relatively small investment in the right software can improve project management across the board by streamlining communications with clients and job sites, creating 3D designs, generating leads, estimating costs, and more — adding efficiencies to your business and boosting your bottom line. Read on to learn about the latest software products designed specifically for the construction industry. These technology tools will keep your business on the cutting edge.

2010 Craftsman Site License: All of Craftsman's Databases at One Low Cost

Every job counts. Don't be afraid to bid because you don't have pricing history. Access all 11 of Craftsman's most relied-on estimating databases, as often as you want, for one low price. Then copy and paste any price or job description from any of the 11 to your estimate, using the free estimating program. You'll have reliable price estimates for every construction job under the sun at your fingertips. With the 2010 Craftsman Site License, you get unlimited access to 11 huge cost databases for only $88.50. A back-up disk is available for $10. Be able to bid on all the jobs that come your way in 2010. **For more information, call 800-829-8123, or visit www.craftsman-book.com or www.craftsmansitelicense.com. Use promo code brts and save $8.85!**

SoftPlan: Always the Leading Design Software for Professionals

With SoftPlan Architectural Design Software, industry-leading technology and ease of use combine to create a CAD package that offers speed and accuracy second to none. Powerful editing tools and pre-defined libraries transform the user's ability to generate floor plans, elevations, material take-offs, cross sections, and 3D renderings. **For a free demo DVD, call 800-248-0164 or visit www.softplan.com.**

Version 14 SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

NEMETSCHEK Vectorworks

Vectorworks Architect: Cutting-Edge BIM Capabilities

Vectorworks Architect is the perfect choice for firms that are considering making the move to BIM. Its approach to designing with BIM technology makes it easier for firms to make the transition from traditional 2D CAD workflows to integrated BIM workflows. Vectorworks Architect is a flexible, versatile, and intuitive software application that allows architects to realize their most inspired visions. A smart investment, Vectorworks Architect comes with free customer-focused technical support, an affordable price point, and a proven worldwide community of more than 450,000 users. **For more information, call 888-646-4223 or visit www.vectorworks.net.**

Go to http://builder.hotims.com for more product information

SUBSCRIBE TO

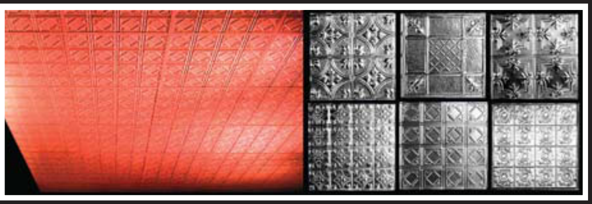
Builder

Now is the best time to stay informed of industry news – by subscribing to Builder.

GO TO www.omeda.com/bldr

or call toll-free 1-888-269-8410

Recycled Steel Ceiling Panels by Outwater



Outwater's new selection of Decorative Stamped Steel Ceiling Panels comprise 30% recycled materials for use in residential and commercial renovations as well as new construction design applications, and are offered in a variety of traditional and contemporary finishes and historically accurate patterns to accommodate any décor. Outwater's Decorative Stamped Steel Ceiling Panels are available in 2'x2' and 2'x4' panel sizes with complementary 4' Cornices, Steel Cone-Headed Nails and Filler Panels for finishing unconventional ceiling edges and corners. Outwater also offers corresponding Decorative Stamped Steel Backsplashes.

FREE 1,000+ Page Master Catalog!

Lowest Prices…Widest Selection… All From Stock!

Architectural Products by Outwater

Call 1-888-772-1400 (Catalog Requests)
1-800-835-4400 (Sales) • Fax 1-800-835-4403
www.outwater.com
New Jersey • Arizona • Canada

Recessed Exhaust Receptacle

Finish the Laundry Right

Protect Exhaust Hose Neatly in the Wall

- Eliminate One Elbow
- Minimize Service Calls
- Install Cleaner & Faster

Model 425 — 22 Gauge Aluminized Steel
Shown Painted

the dryerbox®

In-O-Vate Technologies Inc

888-443-7937
www.Dryerbox.com

COLUMNS, BALUSTRADES & MOULDINGS

For Your Custom Quotation Call: (800) 963-3060

Using only the highest quality materials and workmanship, each Melton Classics™ product is hand-crafted, inspected and monitored during manufacturing to ensure the unsurpassed quality our customers have come to expect. Quality architectural products available from Melton Classics™ include:

- Fiberglass Columns
- Poly/Marble Columns
- Synthetic Stone Balustrades & Columns
- Wood Columns
- Cast Stone Balustrades & Details
- Polyurethane Balustrades, Mouldings & Details
- GFRC Columns & Cornices
- GRG Columns & Details

Melton Classics™ Incorporated
www.MeltonClassics.com

Professional Builder 100 Best New Products 2007

 For more product info, please go to http://builder.hotims.com

REST ASSURED

UL Listed

Certified Fire Protection

Lifetime warranty

30 Models of Safes & Vault/Panic Rooms

8 Luxurious Colors with Variety of Modular Interiors

FORT KNOX SECURITY PRODUCTS
"THE MOST TRUSTED NAME IN SECURITY"
800-821-5216 • www.ftknox.com

STAIRWORLD

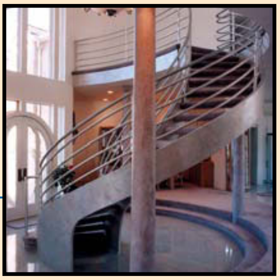
Experience The Difference.

Luxury

DISTINCTION

Style

Quality



www.stairworld.com
1.800.387.7711

We've built the perfect partner to your favorite magazine.

builderonline.com

BUILDER Web site + BUILDER magazine
Working together to keep you informed.

Builder
hanley wood

PRO TECT II
ASSOCIATES, INC

Name the surface.
We can protect it.

THE SURFACE & SAFETY PROTECTION CENTER

CALL TODAY!

free catalog - 800.545.0826
shop online - www.pro-tect.com

1-888-717-3003
www.FRANKBETZ.com
3550 George Busbee Pkwy,. Suite 190, Kennesaw, GA 30144

65,000+ Decorative Building Products

Architectural Mouldings & Millwork • Columns & Capitals Balustrading • Wrought Iron Components • Lighting • Stamped Steel & Polymer Ceiling Tiles Brass Tubing & Fittings • Period & Contemporary Hardware • Kitchen & Bathroom Accessories • Cabinetry Cabinet & Furniture Components Knobs & Pulls • Surfacing Materials • Wainscoting • Wall Coverings • Plaster Architectural Elements • Fireplace Surrounds Faux Stone Panels • Faux Wood Ceiling Beams • Stock & Custom Wood Carvings… and so much more!

FREE 1,000+ Page Master Catalog!

LOWEST PRICES…WIDEST SELECTION… ALL FROM STOCK!

WWW.OUTWATER.COM Toll Free 1-888-OUTWATER

ARCHITECTURAL PRODUCTS BY OUTWATER
Call 1-888-772-1400 (Catalog Requests)
1-800-835-4400 (Sales) • Fax 1-800-835-4403
www.outwater.com
New Jersey • Arizona • Canada

THINK GREEN

THE ULTIMATE DOOR & WINDOW
SILL PAN SYSTEM
ASTROpan™
Patent Pending
1-800-334-4474 www.astroplastics.com

SAVE
CARPET
VINYL & HARDWOOD
Carpet Express
AMERICA'S FLOOR STORE

Residential & Commercial Flooring
1-800-922-5582
915 Market Street • Dalton, GA 30720
www.carpetexpress.com

CARPETS OF DALTON, INC.
888-514-7446
Nation's Largest
Vinyl Wood Carpet
Pad Rugs Ceramic Laminate
"FREE CARPET SAMPLES"
"1-888-514-7446"
Info@carpetsofdalton.com
Guaranteed Lowest Prices
Nations Largest
www.carpetsofdalton.com

ARCHITECTURAL RENDERINGS
TO SCALE & IN ONLY 3 DAYS! Realistic Handpainted WATERCOLOR. Highly Detailed, or Quick Sketch. Evocative, Cost Effective; Visa, MC, AmEx. Mayron Renderings, Calls Only 1-800-537-9256, 1-212-633-1503.
Visit www.mayronrend.com

FOR INFORMATION

on how to be a part of the next BUILDER special advertising section, contact Ken Wilson at 202.729.3531.

hanley▲wood

Looking for a better way?
Harvest Homes Can Help
Guaranteed Prices ✦ Cost Savings
Crane Service ✦ On Site Support
10 Year Structural Warranty

1331 Cole Rd., Delanson, NY
(518) 895-2341
www.harvesthomes.com
Dealer Inquiries Welcome
Market Area: Northeast
PLY GEM WINDOWS
harvest homes DISTINCTIVE CUSTOM HOMES

Dryer Vents - *with Back Draft Damper*

SFB SB RCC-S

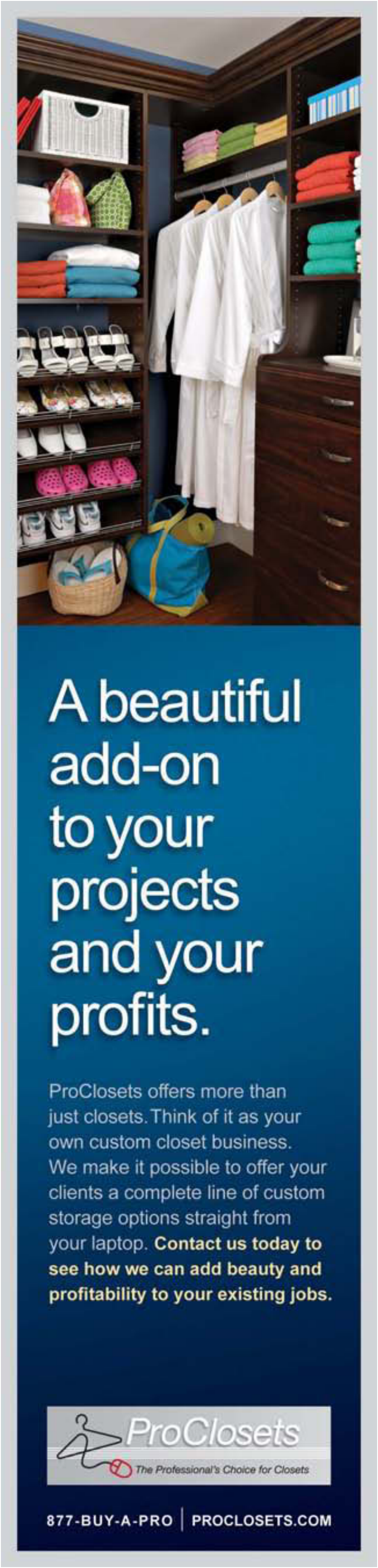
Mini Diffusers - *Adjustable Volume Control*

TT TX

SEIHO
Find out more at www.seiho.com
or call 800-243-0039

HARDWOOD LUMBER
Burls
Blocks
Veneers
Decking
Flooring
Plywood
Millwork
Mouldings
MORE THAN 100 SPECIES!
Call for our FREE Lumber Catalog!
ASK FOR FREE CATALOG!
M.L. CONDON COMPANY Inc.
250 Ferris Avenue, White Plains, NY 10603
Phone: (914) 946-4111 • Fax: (914) 946-3779
www.condonlumber.net

ONE PART
STRONG
ONE PART
TOUGH
GORILLA
EPOXY
IMPACT-TOUGH™ FORMULA
5 min. Set
Gorilla Epoxy's gap-filling capabilities and all purpose formula easily bonds steel, wood, aluminum, ceramic and more. Sets in just 5 minutes.
FOR THE TOUGHEST JOBS ON PLANET EARTH.®
GORILLATOUGH.COM
1-800-966-3458 Made in U.S.A.
© 2009 Gorilla Glue Company


A beautiful add-on to your projects and your profits.
ProClosets offers more than just closets. Think of it as your own custom closet business. We make it possible to offer your clients a complete line of custom storage options straight from your laptop. Contact us today to see how we can add beauty and profitability to your existing jobs.
ProClosets
The Professional's Choice for Closets
877-BUY-A-PRO | PROCLOSETS.COM

www.SNOBLOX-SNOJAX.com
1-800-766-5291
IceBlox Inc., D.B.A
SNOBLOX SNOJAX
The Originator of Polycarbonate Snow Guards
www.SNOJAX.com
Without Snow Guards
With Snow Guards
8 Stock Colors
16 Snow Guard Products
LEAF BLOX
LeafBlox.com Gutter Leaf Protection
Eco-Blox
Introducing the first ever recycled snow guard made from 100% post consumer polycarbonate. This version of the trusted SnoBlox Deuce model is made with "green" materials.
NEW PRODUCT
ECO-BLOX
Eco-Blox "Green" Snow Guard
SlateGuard.com for Slate and Tile
VentSaver.com Vent Pipe Protection
Toll Free: 1-800-SNOJAX-1
Ph: 717-697-1999
1405 Brandton Rd
Mechanicsburg, PA 17055
Get INSTANT Snow Guard Spacing Layouts and Project Estimates at www.SPACINGTOOL.com

FOR INFORMATION

on how to be a part

of the next BUILDER

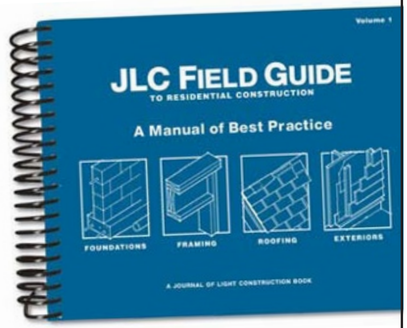
special advertising section,

contact Brian Sherry

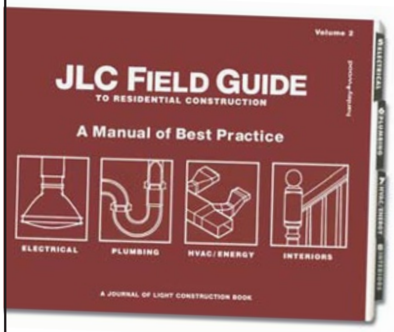
at 202.729.3586.

hanley▲wood

Best Practice



Volume 1
Foundations, Framing, Roofing, Exteriors
#FG001……$69.95



Volume 2
Electrical, Plumbing, HVAC/Energy, Interiors
#FG002……$69.95

Buy both and save $10, plus free shipping!
#FG200
$129.95

ORDER NOW

WEB	PHONE
jlcbooks.com/fc	(800) 859-3669

MAIL	Published by:
JLC Books PO Box 933467 Atlanta, GA 31193-3467	JLC The Journal of Light Construction hanley▲wood

State sales tax required on shipments to: CA & NY (applicable rate), IL & TX (6.25%), VA (5%), VT (6%). Shipping/handling: free when both volumes ordered together, otherwise $5/1st item, $1 each additional.

BBFG2

For more information, go to http://builder.hotims.com

ADVERTISER	PAGE #	PHONE NUMBER
Ainsworth Engineered	101	877-661-3200
Armstrong Cabinets	4-5	
Bank of America	6	800-344-9403
Big Builder Conference*	85, 103	
Boral Bricks*	84-85	800-5BORAL5
Budget Blinds Pro	11	866-258-5369
Builder Concept Home 2010	104-105	
Builder Online*	20	
Builder's Choice Thank You	92	
Calculated Industries	101	800-854-8075
Chamberlain	69	800-323-2276
Chevy Silverado	C3	
Comcast	38	
Connecticut Stone Supplies	91	203-876-7625
Dacor	81	800-793-0093
Delta	25	
Ebuild*	84	
ECR International*	41	
Environment One	83	518-346-6161
Exaktime	12	888-788-8463
Excel Homes*	103	800-521-8599
Ferguson	79	
Ford	C2-1	
Fypon	108, 117	800-446-3040
GAF	87	
GE Appliances	55	866-251-1753
Green Products Advertorial	120	
Houzer	67	800-880-3639
Huber Engineered Woods	31, 37	800-933-9220
IAPMO ES	91	909-472-4100
James Hardie	32-33	
JELD-WEN Windows & Doors*	20-21	
Knauf Insulation	99	800-825-4434 x8300
Kwikset	77	
Lenox	34	800-628-8810
Lutron	2-3	866-881-0727
Marvin Advertorial	93	
Marvin Integrity	26, 27	800-267-6941
Marvin Windows and Doors	16, 17, 93	800-241-9450
Mortar Net	19	800-664-6638
NAHB	40, 56, 106, 107, 118, 119	
Napoleon	75	800-461-5581
Nichiha*	41	866-424-4421
Norbord	22	
PERC	C4	
Product Spotlight Advertorials	94-95	

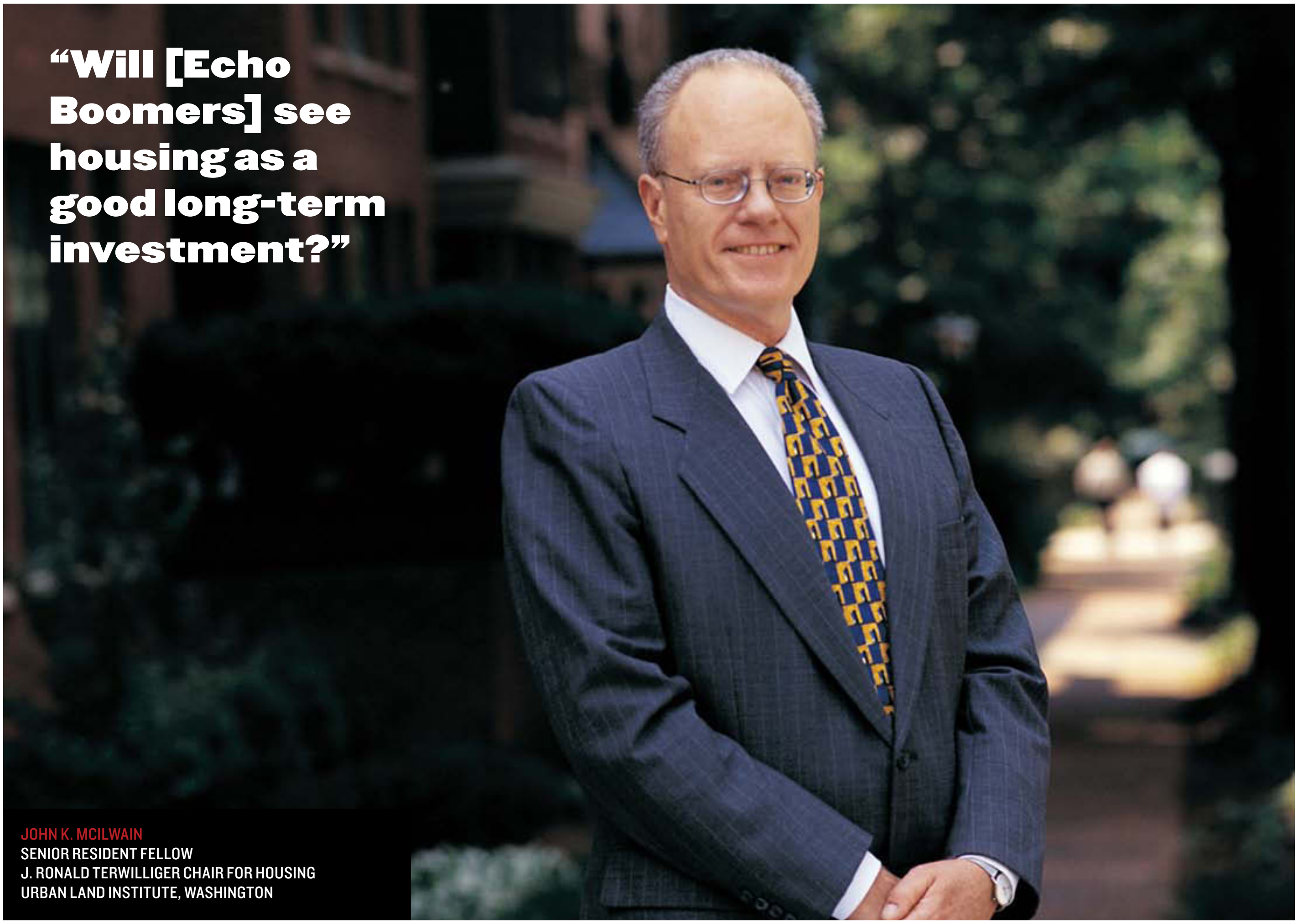
ADVERTISER	PAGE #	PHONE NUMBER
Rheem	63	800-621-5622
Salsbury Industries	10	800-624-5269
Simpson Strong-Tie	18	800-999-5099
Softplan	10	800-248-0164
Sprint	73	800-NEXTEL-9
StoneCraft by The Tapco Group	28	
Technology Spotlight Advertorial	121	
The Gas Company*	103	866-563-2637
The Remodeling Show*	41	
The Tapco Group	14	
ThyssenKrupp Access	65	800-829-9760 x9576
Timberlake	61	
Timberland	9	
Typar, HouseWrap	13	
U.S. Green Building Council	89	
Vinyl Siding Institute, Inc.	71	
VT Industries	57	
Wells Fargo	101	

*Issue mailed in regional editions.
Advertisers: To update your listing, contact Lauren Dobos at 202-736-3461 or send an email to ldobos@hanleywood.com

search.
source.
learn.
connect.
ebuild.

ebuild is the destination for construction pros searching for information about building products. **ebuild** is a source of unbiased coverage of new products, trends and news. Pros visit **ebuild** to learn how to do their jobs faster, safer and easier. **ebuild** connects pros to product manufacturers, experts and peers.

hanley wood
ebuild
a 360 degree view of product information
ebuild.com



JOHN K. MCILWAIN
SENIOR RESIDENT FELLOW
J. RONALD TERWILLIGER CHAIR FOR HOUSING
URBAN LAND INSTITUTE, WASHINGTON

THE RECESSION HAS FORCED BUILDERS and developers to reconsider their growth strategies. Some are shifting toward the kinds of affordable housing solutions that John K. McIlwain champions as Senior Resident Fellow/J. Ronald Terwilliger Chair for Housing at the Urban Land Institute (ULI) in Washington. The Terwilliger Center at ULI looks for ways to encourage workforce housing located near jobs, and as part of a ULI project called The City in 2050, McIlwain is examining how housing intersects with the development of infrastructure and long-term sustainable urban and suburban growth. McIlwain also is chairman of the Center for Housing Policy and a past president of the National Housing Conference. He currently serves as a director on a number of boards, including the Community Preservation and Development Corp.—*John Caulfield*

Q: Will affordability outlast the recession?

A: The largest group of potential new buyers is the Echo Boomers, all 76 million of them. They will be in the market for their first homes over the next 10 years, but their ability to buy will be severely constricted. [Plus] the cost of [energy] will grow faster than incomes for years to come. For these and other reasons, the trend to smaller houses in closer-in, more-compact locations will continue to grow.

Q: Where should municipal land-use plans be headed?

A: A thoughtful policy for local jurisdictions would be to look for ways to ease restrictions on compact, mixed-use, and mixed-income development. Miami and Denver are in the process of implementing citywide form-based codes that are intended to promote this kind of development. There is [also] attention being paid in many localities to developing around transit. But it is too soon to know how these initiatives will take shape.

Q: What trends should builders be looking for?

A: Where will [aging Baby Boomers] live, what housing do they want, will they become more urban? Will [Echo Boomers], the most ethnically diverse generation yet in the U.S., see housing as a good long-term investment, given the current collapse and that they will be mobile for years to come?

COURTESY URBAN LAND INSTITUTE

AMERICA'S
BEST TRUCK
SILVERADO
CHEVY SILVERADO • BEST COVERAGE IN AMERICA • A *CONSUMERS DIGEST* "BEST BUY" – HALF-TON MODEL • *VINCENTRIC*'S BEST VALUE IN AMERICA™1 • BEST FUEL ECONOMY2 • CHEVY.COM/THETRUCK
1 Based on *Vincentric*'s 2009 Model Level Analysis of full-size pickups. 2 Based on Silverado Hybrid model and GM Large Pickup segment. EPA est. MPG city/hwy: Silverado Hybrid 2WD (limited availability) 21/22. Silverado XFE shown 15/21. Excludes other GM vehicles. Silverado is a registered trademark and Chevy is a trademark of the GM Corp. ©2009 GM Corp. Buckle up, America!

Underground tanks are long-lasting, easily maintained, and environmentally friendly.

Community tanks serve small and large developments.

They're non-toxic to soil and water.

WITH UNDERGROUND PROPANE TANKS, EVERYONE SEES MORE GREEN.

Propane is clean, efficient, and environmentally friendly, which makes it a popular choice for many green builders. And since propane tanks can be installed underground, it's a hit with homeowners, too. All that's visible above ground is a small dome for refilling, testing and servicing. From the furnace to the cooktop to the water heater to outdoor living areas, propane is a reliable choice for homeowners off the natural gas main. Dig deeper at **buildwithpropane.com.**

PROPANE
EXCEPTIONAL ENERGY®

Go to http://builder.hotims.com for more info